



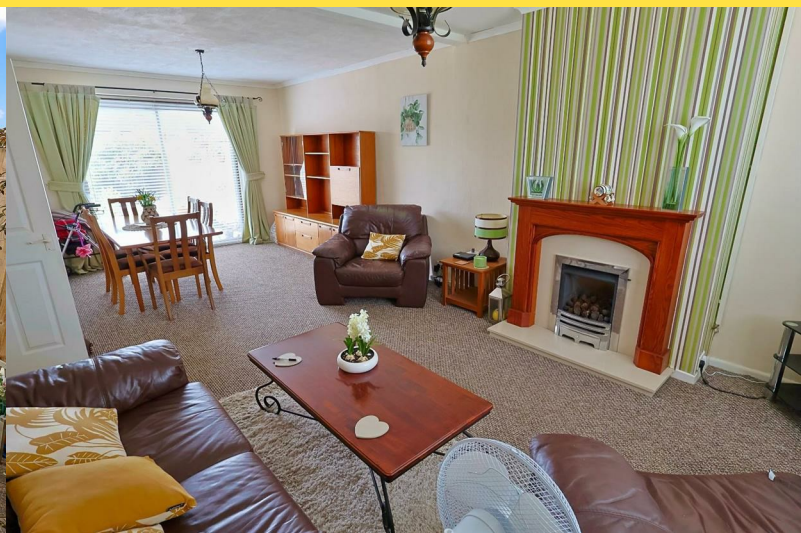
TAILOR MADE
SALES & LETTINGS



Ashbridge Road

Allesley Park, Coventry, CV5 9LB

Asking Price £250,000



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Introducing this excellent three bedroom terraced property, centrally located in Allesley Park on Ashbridge Road, known for having some of the largest plots on the estate with superb sized rear garden and excellent frontage with scope for large driveway.

The property is being offered with no onward chain and is situated a stone's throw from the parade of shops in Allesley Park, doctors surgery, pharmacy, dental practice. park and choice of excellent schooling.

The ground floor accommodation comprises an entrance porch, entrance hallway, large through lounge / diner, kitchen, inner lobby/utility area with access to the garden and door into the downstairs toilet.

The first floor comprises the family bathroom, which does require modernisation, comprising a bath with shower over, WC, wash hand basin, radiator and double glazed window. There are two excellent double bedrooms and a good sized single bedroom.

Full Property Summary

Entrance Hallway

Doors off to the lounge / diner and kitchen, stairs to the first floor and under stairs storage.

Lounge / Diner

Double glazed window to the front elevation, modern gas fire with modern surround, two central heating radiators and sliding patio doors to the garden.

Kitchen

A selection of white gloss wall and base units, laminate counter tops, one and half bowl stainless steel sink drainer, free standing cooker, space for fridge freezer, double glazed window and door into the inner lobby / utility area.

Downstairs WC

Double glazed windows, WC and wash hand basin.

First Floor Landing

Doors to all three bedrooms and the bathroom

Bedroom One

Double glazed window to the front elevation and radiator.

Bedroom Two

Double glazed window to the rear elevation and radiator.

Bedroom Three

Double glazed window to the front elevation and radiator.

Bathroom

A white suite including a bath with shower over, WC, wash hand basin, radiator and double glazed window.

How to Make an Offer

We will require the following information before we can advise our clients to accept or reject your offer:

- Full proof of up to date deposit funds (by way of bank statement, bank screenshot, building society book or solicitors letter)

Tel: 024 76939550

- Should your deposit funds be coming from equity within your sale we require a memorandum of sale confirming your sale agreed price and an up to date mortgage statement outlining your redemption figure
- Should your offer be a full "cash" offer we require proof of the full amount or a solicitors letter
- Proof of your mortgage decision in principle (must have a recent date, full names and loan to value ratio)
- Details including name, address, telephone number and email of who is arranging your mortgage (i.e. brokerage or direct bank)

Should you have any question on the above please contact us.

Agents Disclaimer

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point of which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

The measurements indicated are supplied for guidance only and as such must be considered incorrect.

Please note some of our photographs may include the use of AI furnishings to demonstrate how a room could be presented.

Please note we have not tested the services, or any of the equipment or appliances in this property, accordingly we advise prospective buyers to commission their own survey or service reports before finalising the purchase.

These particulars are issued in good faith but do not constitute representations of fact, or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.

Money Laundering Regulations

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulators, will be appreciated and assist with the smooth progression of the sale.



Road Map



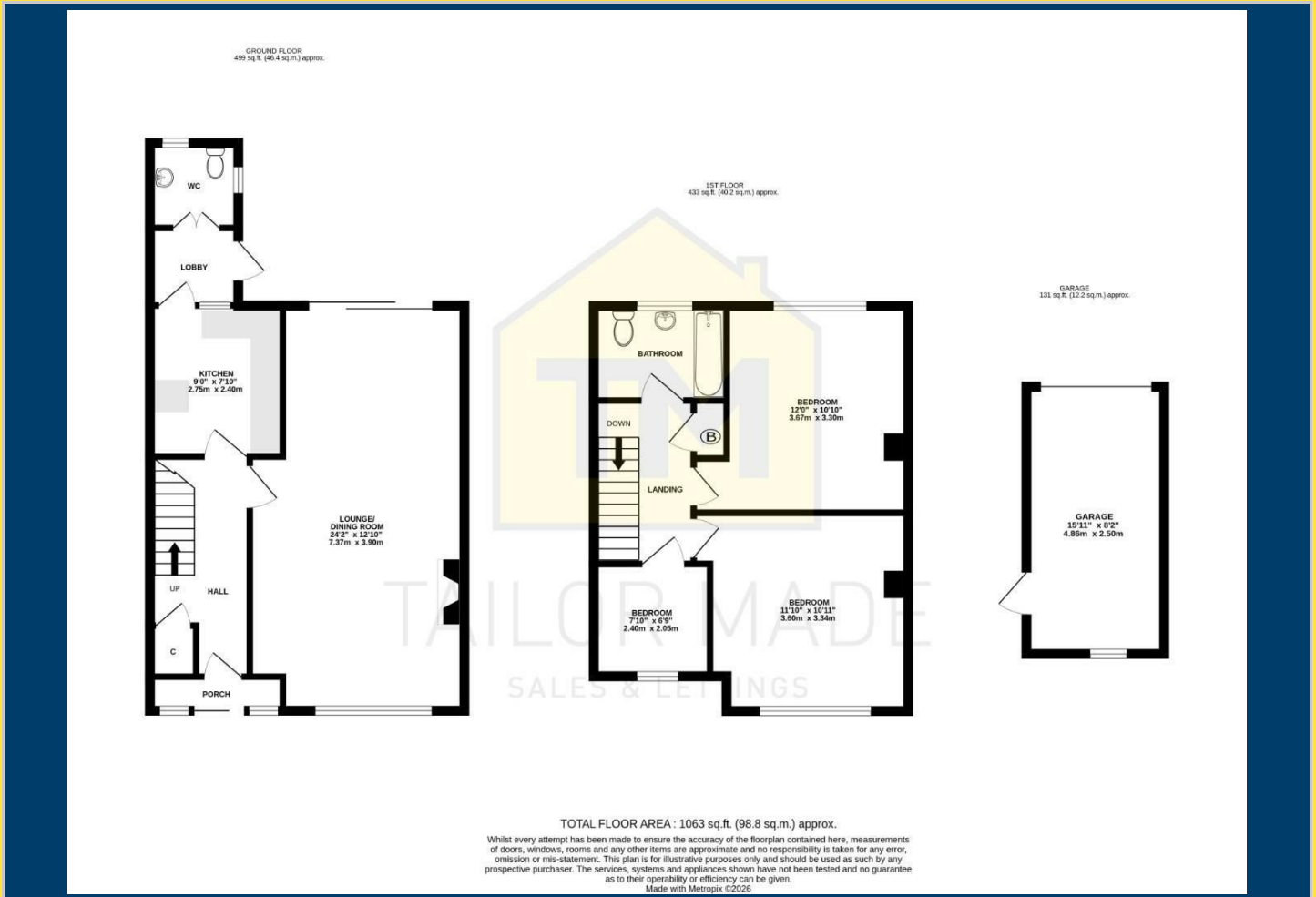
Hybrid Map



Terrain Map



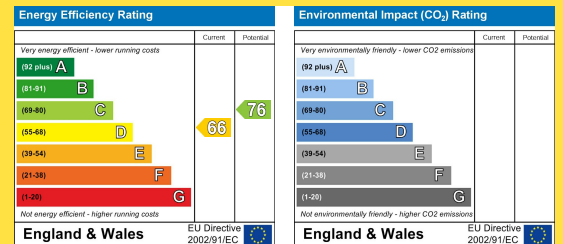
Floor Plan



Viewing

Please contact our Tailor Made Sales & Lettings Office on 024 76939550 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.