



**TAILOR MADE**  
SALES & LETTINGS



## Bletchley Drive

Allesley Park, Coventry, CV5 9LW

Asking Price £245,000



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Tailor Made Sales and Lettings are delighted to introduce this well kept and well presented three bedroom, semi detached family home located at the top end of the ever popular Allesley Park estate. Perfectly positioned within easy reach of the park entrance, bus terminus with regular service, choice of excellent schooling and wide range of local amenities.

The property is offered to the market with NO ONWARD CHAIN, and has a driveway for two / three vehicles to the front, extended conservatory to the rear and well kept, low maintenance garden.

The ground floor offers a spacious entrance hallway, large through lounge / diner, offering the scope to potentially knock through in the future to create a kitchen / diner, modern fitted kitchen with door into a conservatory which, you could also potentially knock through to create a kitchen / diner.

The first floor offers two excellent sized double bedrooms and a single bedroom / home office. There is a modern bathroom, equipped with a white suite including a bath with electric shower over, WC, wash hand basin, radiator and double glazed window.

## Full Property Summary

### Entrance Hallway

Doors off to the lounge/ diner, kitchen, under stairs cupboard housing the combination boiler, double glazed window and stairs to the first floor landing.

### Lounge / Diner

Double glazed windows to the front and rear elevation, two central heating radiators and electric fire with brick surround to the lounge area.

### Kitchen

A modern white fitted kitchen comprising a selection of wall and base units, laminate counter tops, stainless steel sink drainer, free standing cooker with four ring gas hob, integrated washing machine, under counter fridge and under counter freezer, double glazed window and door to the conservatory.

### Conservatory

Double glazed windows to the rear and side elevation, double glazed patio doors to the garden.

### First Floor Landing

Doors to all three bedrooms and the bathroom, double glazed window to the front elevation.

### Bedroom One

Double glazed window to the front elevation, fitted wardrobes and central heating radiator.

### Bedroom Two

Double glazed window to the rear elevation and central heating radiator.

### Bedroom Three

Double glazed window to the front elevation and central heating radiator.

### Bathroom

A fully tiled bathroom, comprising a white suite including a bath with shower over, glass screen, wash hand basin, WC, 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)

- 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 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.



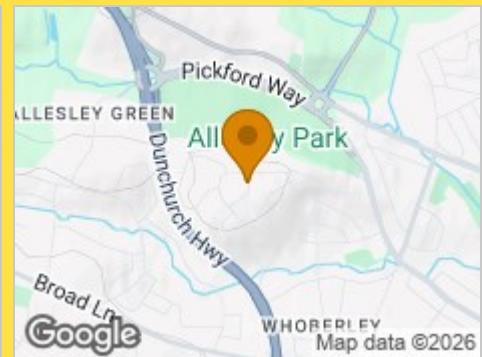
## Road Map



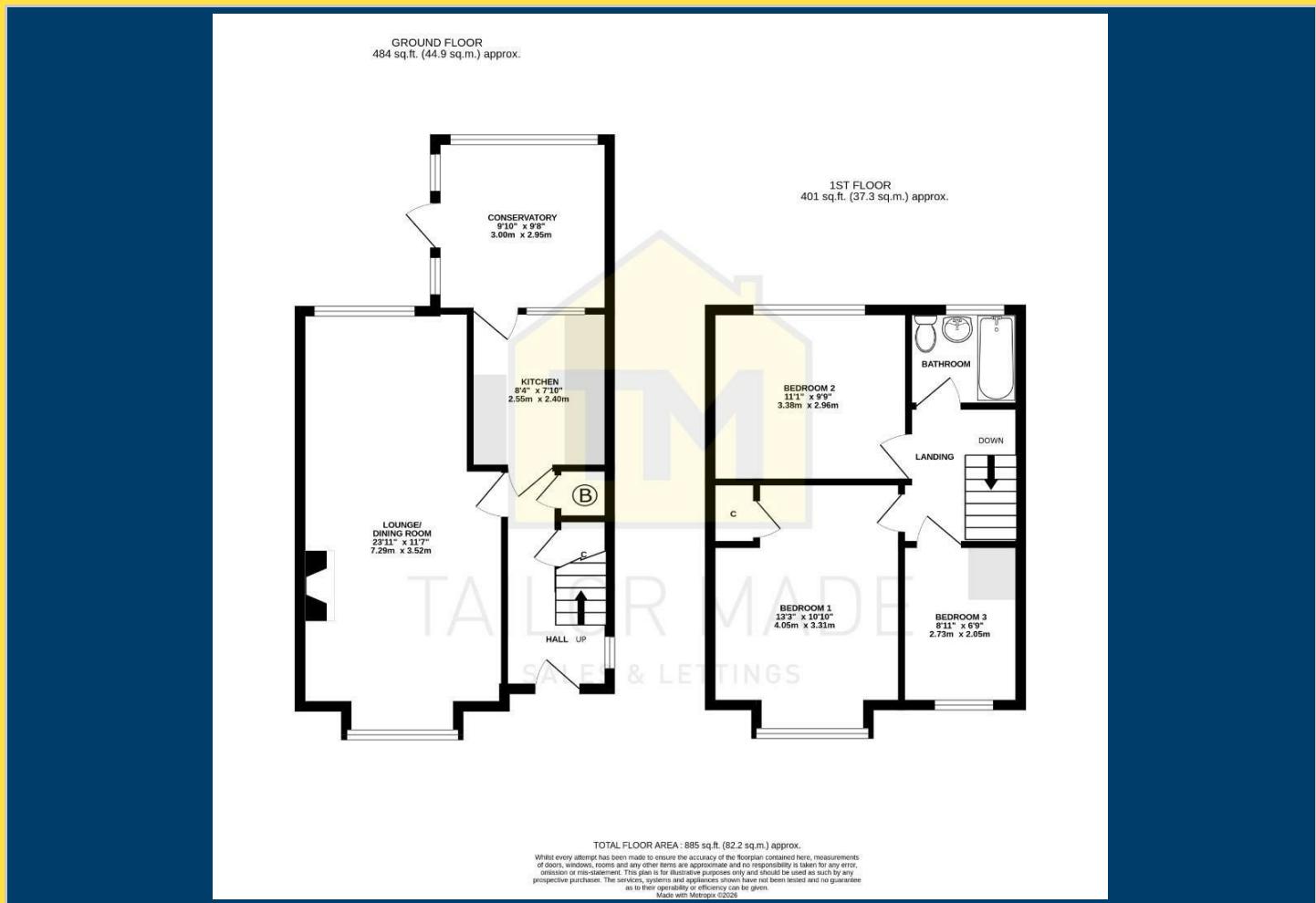
## Hybrid Map



## Terrain Map

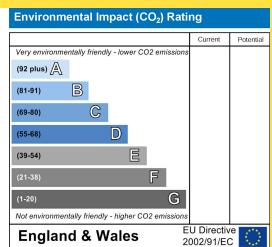
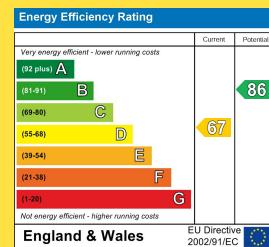


## Floor Plan



## 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.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.