



TAILOR MADE  
SALES & LETTINGS



## Wendover Rise

Allesley Park, Coventry, CV5 9JU

Offers Over £240,000



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Tailor Made Sales and Lettings are delighted to bring to market this excellent three bedroom mid terraced property located in the heart of hugely sought after Allesley Park. An ideal home for first time purchasers or young families looking for minimal work and the opportunity to move straight into their new property.

There is the huge benefit of having off road parking to the front and a single garage with good access to the rear. The garden is low maintenance, a fairly blank canvass to add your own stamp or little at all.

The accommodation offers an entrance hallway, bright and airy through lounge / diner, whilst still offering the flexibility to knock through if you wish to have an open plan kitchen / diner,

The first floor offers two excellent sized double bedrooms, the master having built in corner wardrobes. There is a good sized single bedroom also equipped with built in wardrobes.

The family bathroom is modern, with white suite including a bath with shower over, wash hand basin, WC, radiator and double glazed window.

Allesley Park is a super location with everything you could wish for on your doorstep, including large park, selection of shops, food store, bakery, cafe and medical practices including doctors, dentist and pharmacy. The local village hall and church have regular weekly clubs and activities and the choice of three excellent schools, makes the area a popular choice for families.

The area offers quick access to the A45, linking to the motorway network and a short distance to Birmingham Airport, Warwick University and easy access into Coventry City Centre.

## 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

Tel: 024 76939550

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



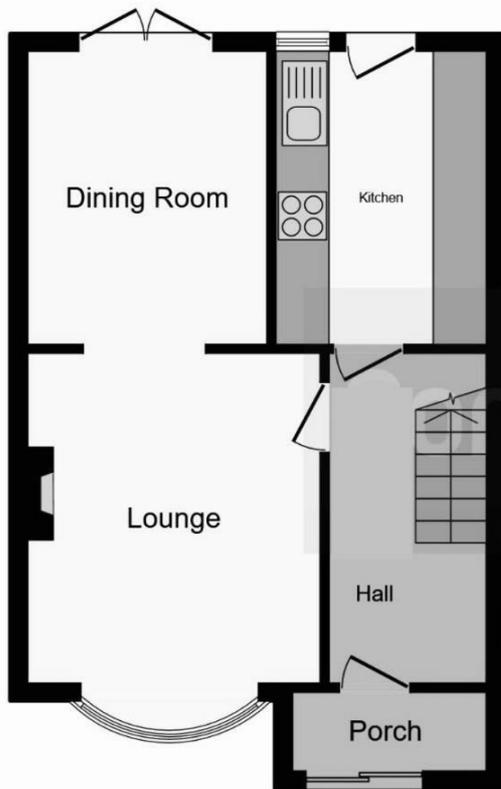
## Hybrid Map



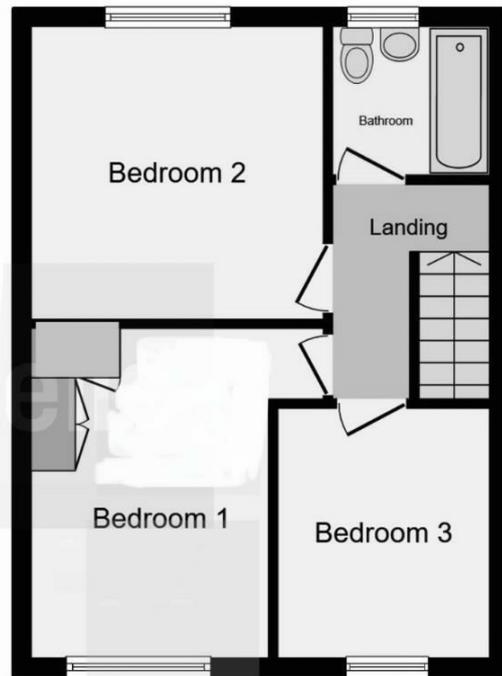
## Terrain Map



## Floor Plan



**Ground Floor**

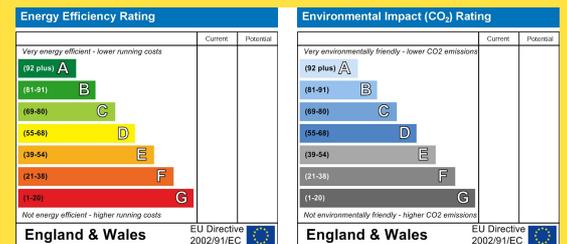


**First Floor**

## 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.