



TAILOR MADE  
SALES & LETTINGS



## South Ridge

Allesley Park, Coventry, CV5 9LL

Asking Price £269,950

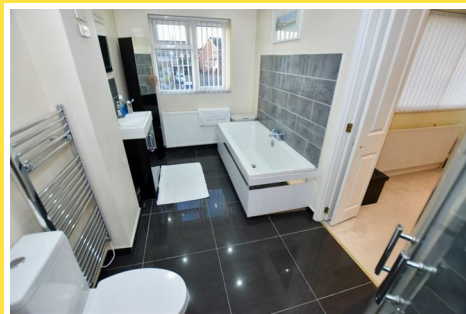




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## Full description

An exciting opportunity to purchase a large, two storey extended, corner plot family home which was formally a three bedroom semi detached, now converted to a two bedroom with large en-suite bathroom and room for the proposed stairs case to the loft. (planning permission & drawings in place for a loft conversion, either one or two further bedrooms).

The property occupies a generous corner plot with gardens to the front, side and rear along with a sizeable detached garage with newly installed roof.

Ideally positioned within a short walk to Allesley Park at the top of the estate along with excellent selection of shops, local amenities and three highly thought of primary schools.

The accommodation comprises:

- > Large entrance porch
- > Entrance hallway
- > Through lounge / dining room with double glazed window to the front elevation, central heating radiator, feature fire place and sliding patio doors to the conservatory.
- > Conservatory - brick based, double glazed to three sides and patio doors onto the garden.
- > A modern white gloss kitchen, comprising a selection of wall and base units, four ring electric hob, electric oven, extractor hood, one and half bowl sink drainer, space for washing machine, tumble dryer and fridge freezer. Double glazed window to the rear and double glazed door onto the side garden.
- > First floor landing
- > Bedroom One with double glazed window to the front, central heating radiator, built in mirrored wardrobes and door into the en-suite
- > En-suite (formally bedroom three) - an extended, luxurious en-suite bathroom comprising a bath, shower cubicle, wash hand basin, WC, chrome heated towel rail and double glazed window
- > Bedroom Two - a good sized double with double glazed window to the rear and central heating radiator
- > Bathroom - A modern fully tiled shower room with shower cubicle, WC, wash hand basin, radiator and double glazed window
- > Former entrance to bedroom three, currently a good sized store cupboard and where the stair case would be for the loft conversion, should the new buyer exercise the planning permission option.

There is a generous side and rear garden which is wall and fence enclosed, private side patio area, mainly laid to lawn and access into the larger than average detached garage.

## Through Lounge / Dining Room

With double glazed window to the front elevation, central heating radiator, feature fire place and sliding patio doors to the conservatory.

## Conservatory

Brick based, double glazed to three sides and patio doors onto the garden.

## Kitchen

A modern white gloss kitchen, comprising a selection of wall and base units, four ring electric hob, electric oven, extractor hood, one and half bowl sink drainer, space for washing machine, tumble dryer and fridge freezer. Double glazed window to the rear and double glazed door onto the side garden.

## Bedroom One

With double glazed window to the front, central heating radiator, built in mirrored wardrobes and door into the en-suite

## Ensuite

(formally bedroom three) - an extended, luxurious en-suite bathroom comprising a bath, shower cubicle, wash hand basin, WC, chrome heated towel rail and double glazed window

## Bedroom Two

A good sized double with double glazed window to the rear and central heating radiator

## Bathroom

A modern fully tiled shower room with shower cubicle, WC, wash hand basin, radiator and double glazed window

Currently a good sized store cupboard and where the stair case would be for the loft conversion, should the new buyer exercise the planning permission option.

## Garden

There is a generous side and rear garden which is wall and fence enclosed, private side patio area, mainly laid to lawn and access into the larger than average detached garage.

## ABOUT US

Tailor Made Sales & Lettings is a family run business established in 2016. The company is built on strong core values: a belief that an honest, reliable and efficient approach is essential in building trust and credibility. Tom Glancy, Director of Tailor Made Sales & Lettings, has 17 years Estate Agency experience and is a member of the NAEA, Property Ombudsman and Safe Agent giving all our clients and

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customers the guarantee that they are in safe hands.

The business will not only offer all aspects of Estate Agency (including Sales, Lettings and Property Management) but will also provide invaluable advice and recommendations for Solicitors, Financial Advisors and Surveyors to support you and your family throughout the entire moving process. Tailor Made Sales & Lettings takes an innovative approach to the industry, offering a flexible and transparent fee structure. This gives you the opportunity to create the best package for your individual requirements.

The internet has transformed the way we search, sell and let properties. Present high street estate agents act as intermediaries, leading to colossal fees and commissions: you have every right to question whether this added cost is acceptable. We believe Tailor Made Sales & Lettings are different. Our unique approach will save you money, provide peace of mind and, most importantly, ease the stress of any move or letting.

If you would like to know more about the services we provide and you have a property to sell then you can visit the packages section of our website on [www.tmonline.co.uk/packages/](http://www.tmonline.co.uk/packages/)

#### 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.



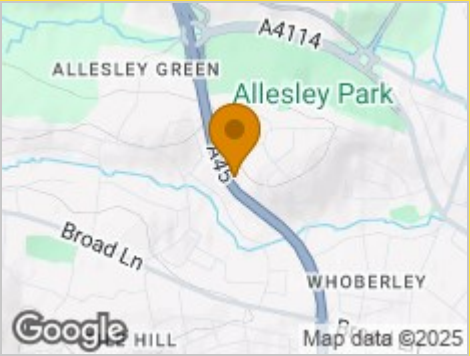
Road Map



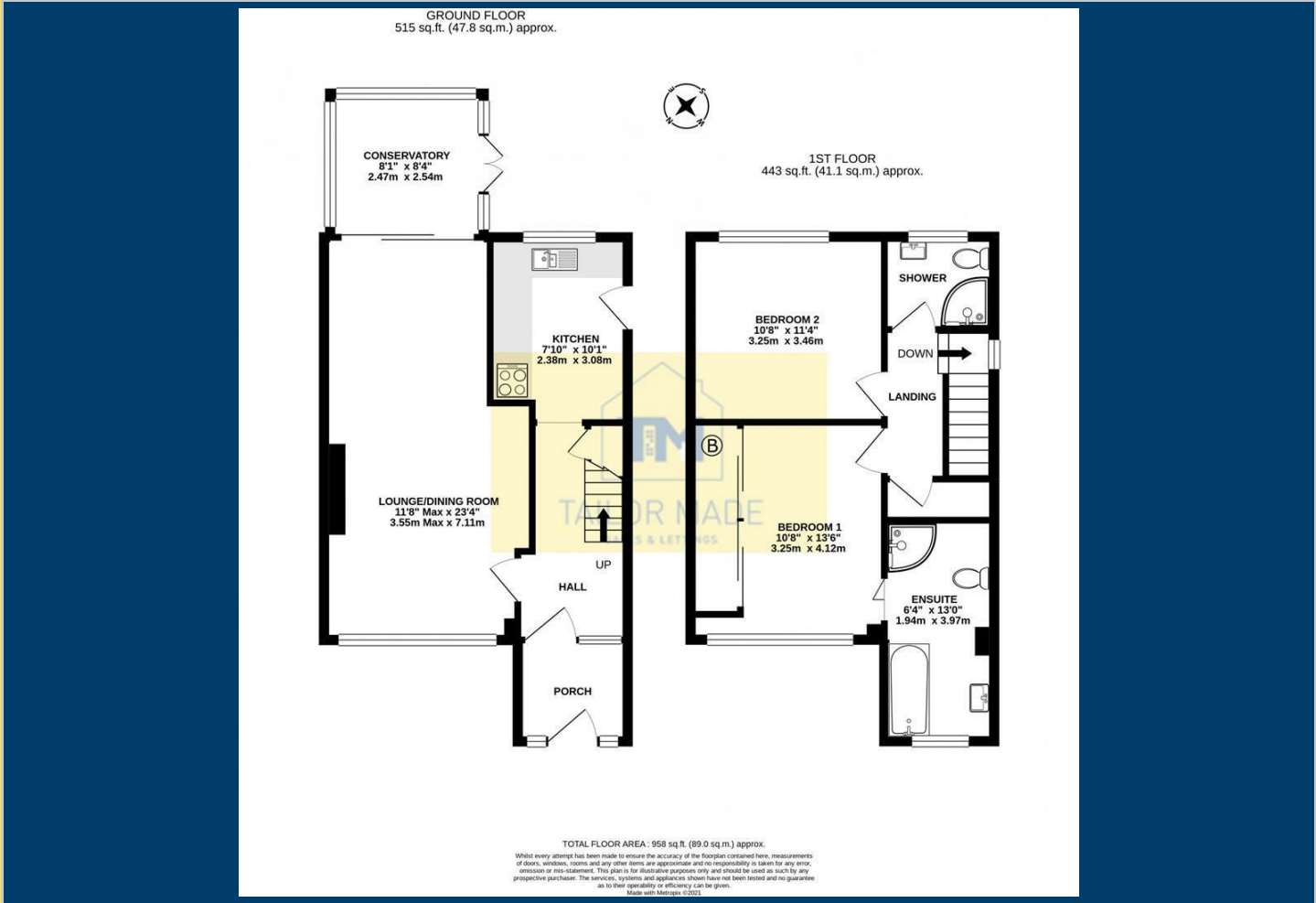
Hybrid Map



Terrain Map



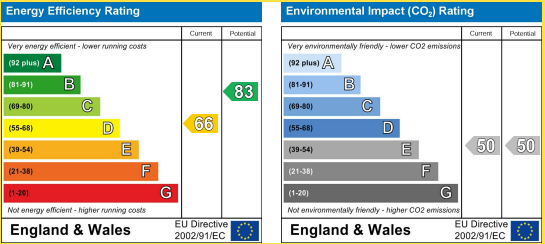
Floor Plan



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