



TAILOR MADE
SALES & LETTINGS



Pangfield Park

Allesley Park, Coventry, CV5 9NN

Offers Over £400,000



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A really exciting, unique and stylish link detached three double bedroom family home located only a stones throw from Allesley Park, occupying a generous plot.

This show-home presented property, oozes quality from the moment you approach the newly installed composite front door and into a large entrance hallway. There is great quality Kardean flooring throughout the ground floor, washing machine built in to the porch, stylish guest WC and beautiful open plan modern kitchen / diner with the very best Bosch fitted appliances, eye-catching Quartz work surfaces and attractive seating and dining area overlooking the large mature rear garden.

Modern oak and glass stairs lead to the first floor where there is sizeable lounge area with dual aspect windows and vaulted ceiling. There is a door off to the master bedrooms, which is an excellent size, also with vaulted ceiling and further oak and glass stairs to the additional bedrooms and shower room.

The second floor offers two further generous double bedrooms, one with fitted sliding wardrobes and a modern, contemporary shower room with walk-in shower, wash hand basin with vanity unit and WC.

The property occupies a large frontage with ample off-road parking for multiple vehicles and a motorhome, there is a security pull-up bollard, mature garden to the side and access to a single garage where an electric vehicle charge point is available, by way of separate negotiation.

The rear garden is absolutely stunning with newly erected fencing, private and large raised patio area, large lawn with well stocked borders and mature shrubs. There is outside power, rear access and direct access into the integral garage.

Summary

Entrance Porch

Built in unit with plumbing for a washing machine, door into the entrance hallway.

Entrance Hallway

Kardean flooring throughout, beautiful oak doors off to the guest WC, kitchen / diner and store cupboard. There is an oak and glass staircase leading to the first floor accommodation.

Guest WC

A stylish and modern cloakroom, comprising a WC, wash hand basin with vanity unit, modern tiling, double glazed window and heated towel rail.

Open Plan Kitchen / Diner

A fantastic family space, comprising a modern white gloss kitchen, which offers a range of wall and base units, stunning Quartz work surfaces with inset sink drainer, top of the range integrated Bosch appliances including; a dishwasher, oven, microwave, gas hob and extractor hood. There is ample dining and seating area overlooking the rear garden, larder cupboard, double glazed window to the side elevation, double glazed patio doors to the rear and Kardean flooring throughout.

Oak and glass stairs to the first floor

Lounge

Dual aspect double glazed windows to the side and rear elevation, vaulted ceiling, stylish column radiator, feature fireplace with LED lighting and a beautiful leather corner sofa that is available to the new buyer. There is an oak door leading to the master bedrooms and oak and glass stairs leading to the further bedrooms on the second floor.

Master Bedroom

Double glazed window, vaulted ceiling and central heating radiator.

Oak and glass stairs to the second floor

Bedroom Two

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

Bedroom Three

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

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Shower Room

A modern and stylish shower room, comprising a walk in shower, contemporary shower boarding, wash hand basin with vanity unit, WC, heated towel rail, double glazed window and sliding space saving door.

Intergal Garage

A much larger than average garage which has the potential to be converted. There is an up over door to the front, door to the rear to access the garden, power and lighting. There is also the option to purchase an installed electric vehicle charging point, which is available by separate negotiation.

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



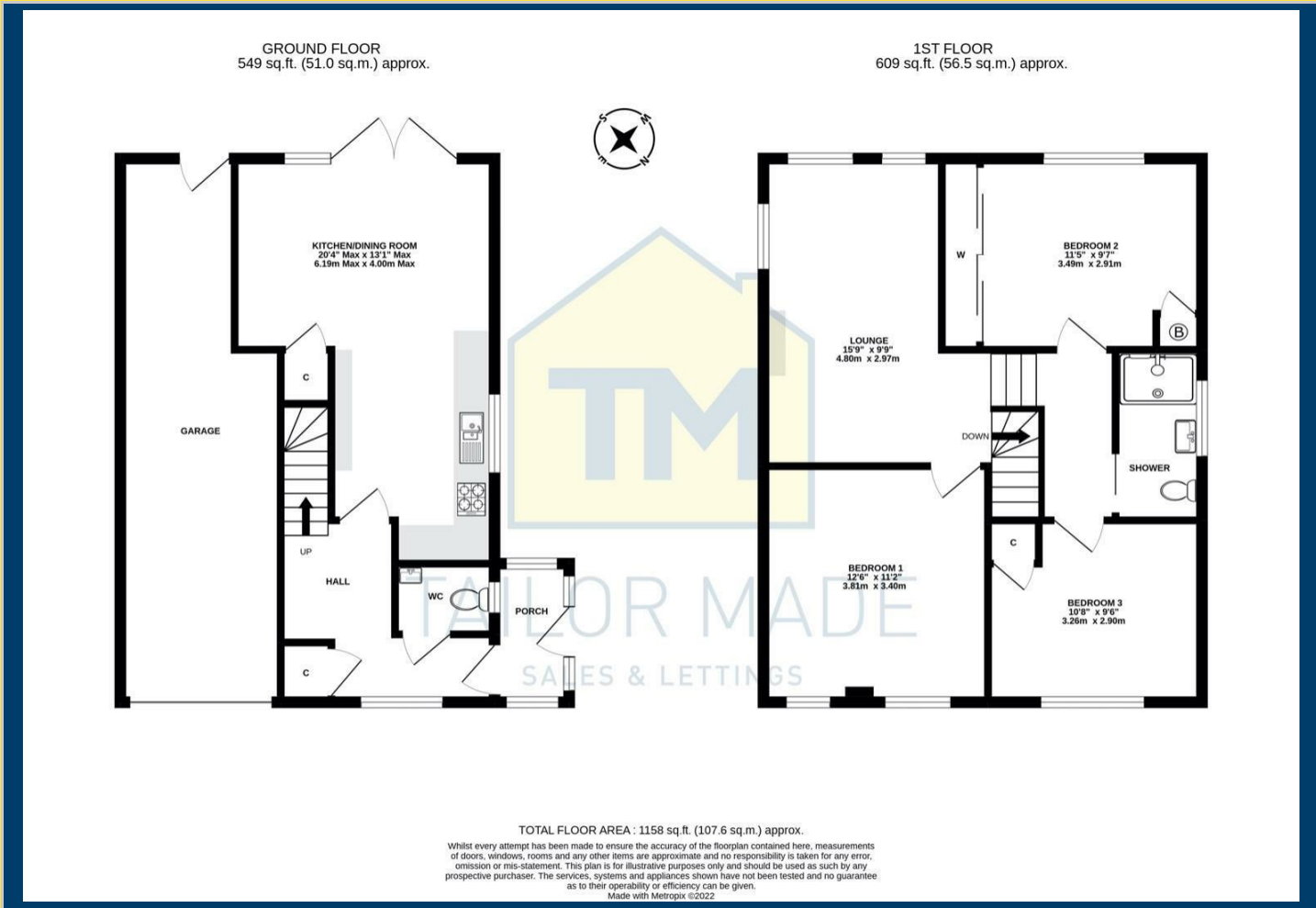
Hybrid Map



Terrain Map



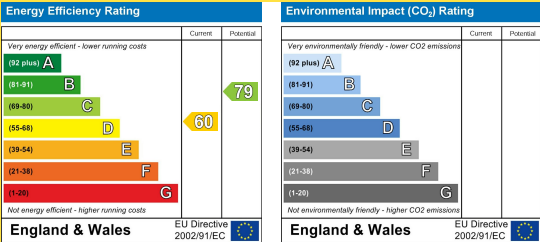
Floor Plan



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.

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.