



TAILOR MADE  
SALES & LETTINGS



## Winsford Avenue

Allesley Park, Coventry, CV5 9JF

Offers Over £260,000



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Tailor Made Sales and Lettings are delighted to offer to market this excellent size, three bedroom family home located in the heart of Allesley Park, a stone's throw from excellent school choices and wide range of local amenities on your doorstep.

The property has the huge benefit of a driveway, providing off-road parking for two vehicles and a double garage to the rear with excellent rear vehicular access.

The ground floor has a front entrance porch, leading into a good sized entrance hallway. There are doors off to a spacious through lounge / dining room, modern kitchen, downstairs toilet and stairs providing access to the first floor accommodation.

The first floor offers two excellent sized double bedrooms and a very good sized single bedroom. There is a much larger than average four-piece, bathroom suite, comprising a bath, separate shower enclosure, WC, wash hand basin, heated towel rail and double glazed window.

There is a superb size rear garden, great for growing families or those looking to extend out the ground floor further. There is a covered seating area, currently used a bar and entertaining space, large lawn, shrub borders, paved pathway, leading to a hardstanding area and double garage.

## Full Property Summary

### Entrance Hallway

Doors off to the lounge / diner and kitchen, radiator and stairs to the first floor accommodation.

### Lounge / Diner

Double glazed window to the front elevation, electric

fire with attractive tiled surround, two central heating radiators, double glazed window and door to the garden.

### Kitchen

A range of modern wall and base units, laminate counter tops, stainless steel sink drainer, four ring gas hob and cooker, space for white goods, double glazed window and door to the garden, door to the downstairs WC.

### WC

WC, wash hand basin, radiator and double glazed window.

### First Floor Landing

Doors to all three bedrooms and the family bathroom.

### Bedroom One

An excellent sized double bedroom with double glazed window to the front elevation and central heating radiator.

### Bedroom Two

An excellent sized double bedroom with double glazed window to the rear elevation, built in wardrobes and central heating radiator.

### Bedroom Three

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

### Bathroom

A much larger than average four-piece bathroom, comprising a bath, separate shower enclosure, WC, wash hand basin, heated towel rail 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.

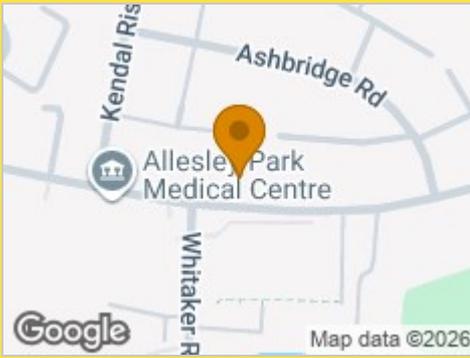
These particulars are issued in good faith but do not constitute representations of fact, or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.

## Money Laundering Regulations

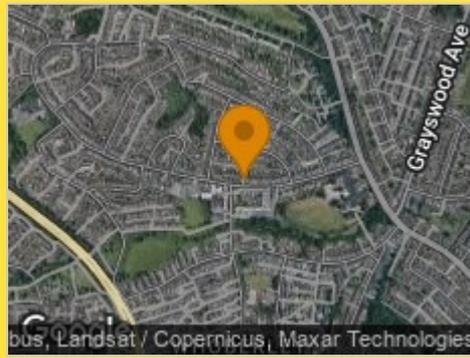
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulators, will be appreciated and assist with the smooth progression of the sale.



## Road Map



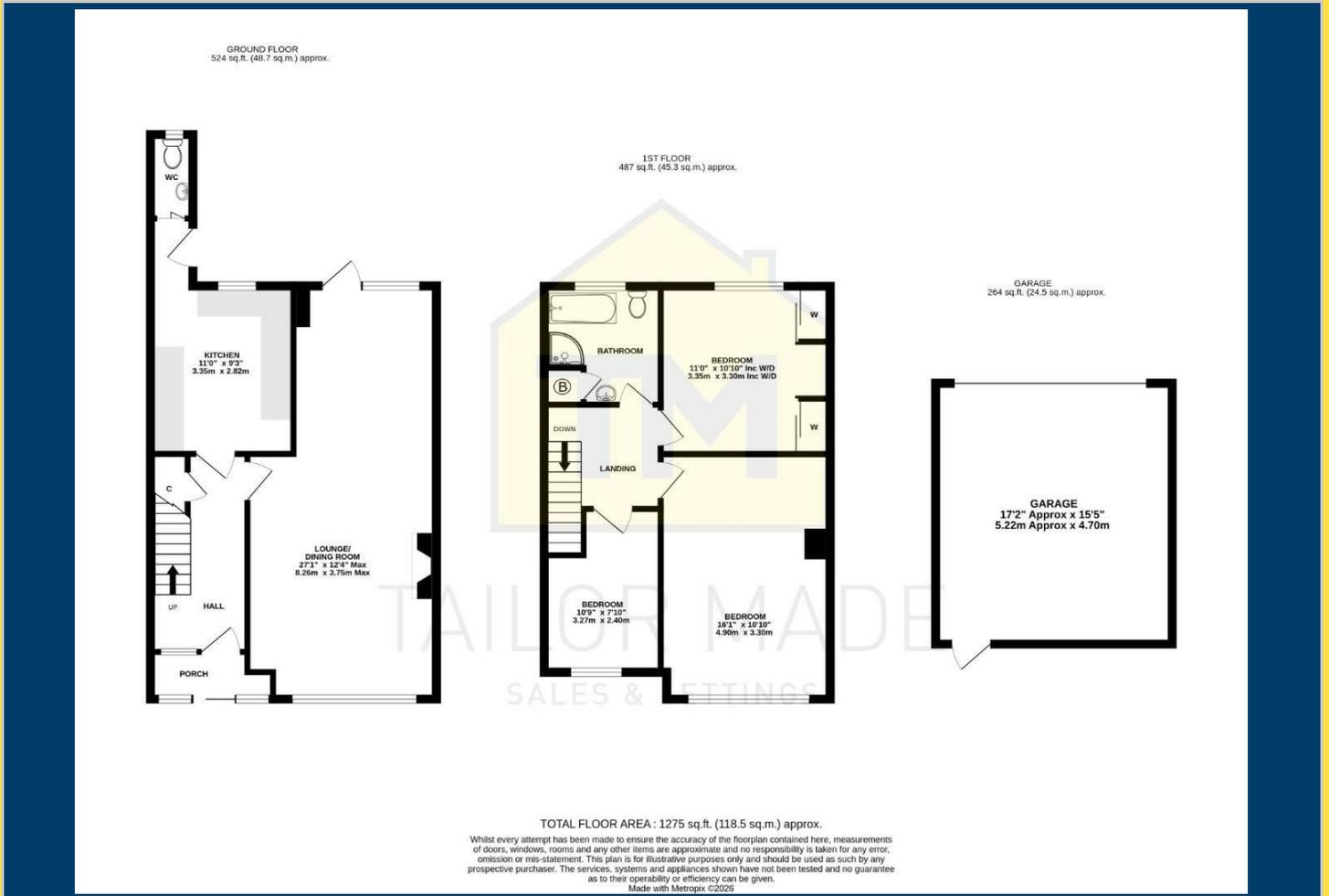
## Hybrid Map



## Terrain Map



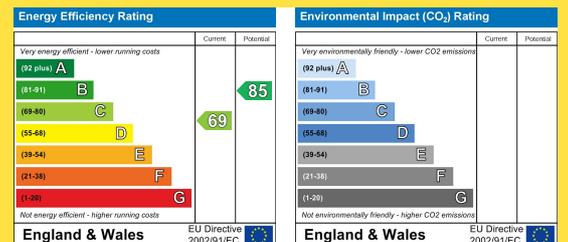
## Floor Plan



## 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.

## 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.