



TAILOR MADE

SALES & LETTINGS



## Sherington Avenue

Allesley Park, Coventry, CV5 9HU

Offers Over £215,000





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Tailor Made Sales and Lettings are delighted to bring to market this beautifully presented, extended two double bedroom mid terrace, located in the heart of desirable Allesley Park. The property enjoys an elevated position with pleasant outlook over a lawned frontage, set back from the road.

This lovely home offers an excellent opportunity for first time buyers or those looking to downsize to an area with superb local amenities, park close by and excellent road links, including easy access to the A45, connecting to the motorway network and easy access to Birmingham Airport.

The property comprises an entrance hallway, door into a spacious lounge / diner, under stairs storage, newly fitted and extended kitchen, two spacious first floor double bedrooms and a lovely first floor modern bathroom, comprising a p-shaped bath, shower over, glass screen, WC, wash hand basin, radiator and double glazed window.

The rear garden is very low maintenance with secure gated access to the front of the property and rear vehicular access, via the service road. There are a couple of steps up to a fence enclosed paved patio area and timber shed. The front garden has also been fully landscaped with retaining wall, paved patio area, astro turf and gated access to the rear.

### Full Property Summary

#### Entrance Hallway

Door into the lounge / diner and stairs to the first floor landing.

#### Lounge / Diner

Double glazed window to the front elevation, modern gas fire with stone surround, ample dining area, central heating radiators, large under stairs storage, double glazed window to the rear and door into the extended kitchen.

#### Kitchen

A newly fitted modern, fully fitted kitchen, comprising a range of wall and base units, laminate counter tops, composite sink drainer, eye-level AEG electric oven, four ring electric oven, extractor hood, space for fridge freezer and washing machine. Double glazed window and door to the garden.

#### First Floor Landing

Doors to both double bedrooms and the bathroom.

#### Bedroom One

An excellent sized double bedroom, fitted wardrobe and double glazed window to the front elevation.

#### Bedroom Two

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

#### Bathroom

A fully tiled modern bathroom comprising a white suite including a p-shaped 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



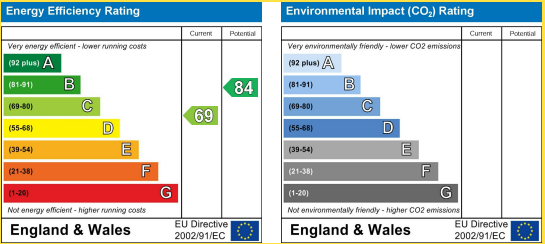
Floor Plan



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.

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.