



TAILOR MADE

SALES & LETTINGS



## Appledore Drive

Allesley Green, Coventry, CV5 7PQ

Asking Price £295,000



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Tailor Made Sales and Lettings are delighted to introduce this lovely three bedroom semi detached family home, tucked away on a quiet cul-de-sac within the hugely popular area of Allesley Green, a very popular spot for young families who want to be close to Allesley Park, Coundon Wedge and some excellent local schooling.

There is a wide range of local amenities, shops, public transport links and easy access to the A45 and motorway network. There is also a bus terminus at the bottom of Park Hill Drive, which provides a regular bus service to Birmingham Airport, NEC and neighbouring towns & villages, such as Balsall Common and Meriden.

The property benefits from off-road parking, an integral single garage which some have converted into another reception room and a well presented, good sized garden.

The ground floor accommodation comprising a front entrance porch, leading into a large through lounge / diner, lovely modern fully fitted kitchen and conservatory, overlooking the garden. The first floor comprises three, well proportioned bedrooms, two with fitted wardrobes and a very well presented family bathroom.

### Full Property Summary

#### Entrance Porch

Door into the lounge / diner. Wall mounted alarm intercom.

#### Lounge / Diner

Double glazed window to the front elevation, lovely modern fireplace with gas fire, central heating radiators, door to the staircase, kitchen and double glazed sliding doors to the conservatory.

#### Kitchen

A range of modern wall and base units, laminate counter tops, composite sink drainer, breakfast bar, four ring gas hob, extractor hood, electric oven, under counter fridge / freezer and washing machine. There is a double glazed window overlooking the garden and central heating radiator.

#### Conservatory

A UPVC double glazed conservatory, with double glazed panels to four sides and double glazed patio doors onto the garden.

#### First Floor Landing

Doors to all three bedrooms, the bathroom and the airing cupboard.

#### Bedroom One

Double glazed window to the front elevation, mirrored sliding fitted wardrobes and central heating radiators.

#### Bedroom Two

Double glazed window to the rear, built in wardrobe and central heating radiator.

#### Bedroom Three

Double glazed window to the front elevation.

#### Bathroom

A tiled modern bathroom with white suite, comprising a bath with shower over, 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.

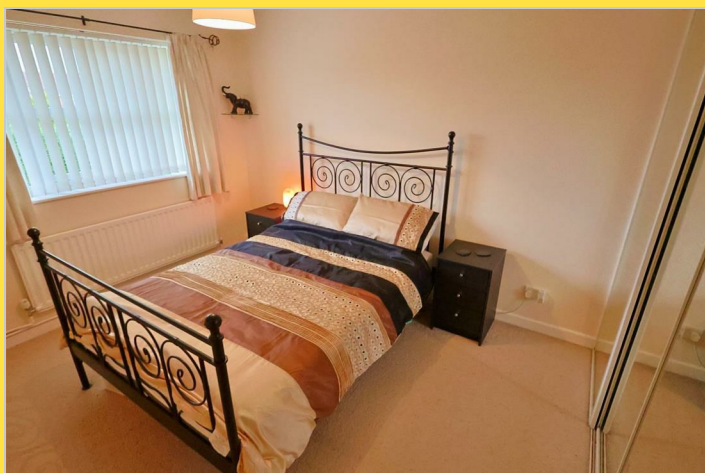
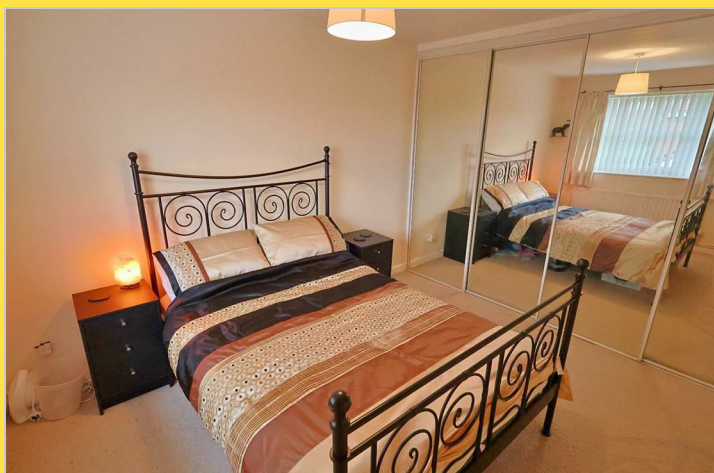
The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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.



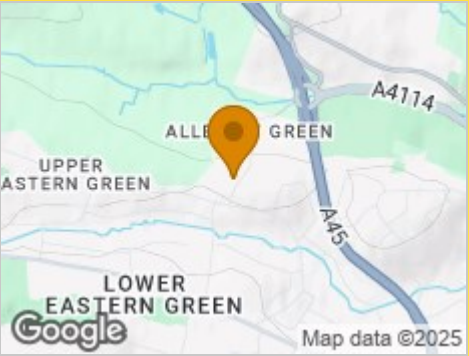
Road Map



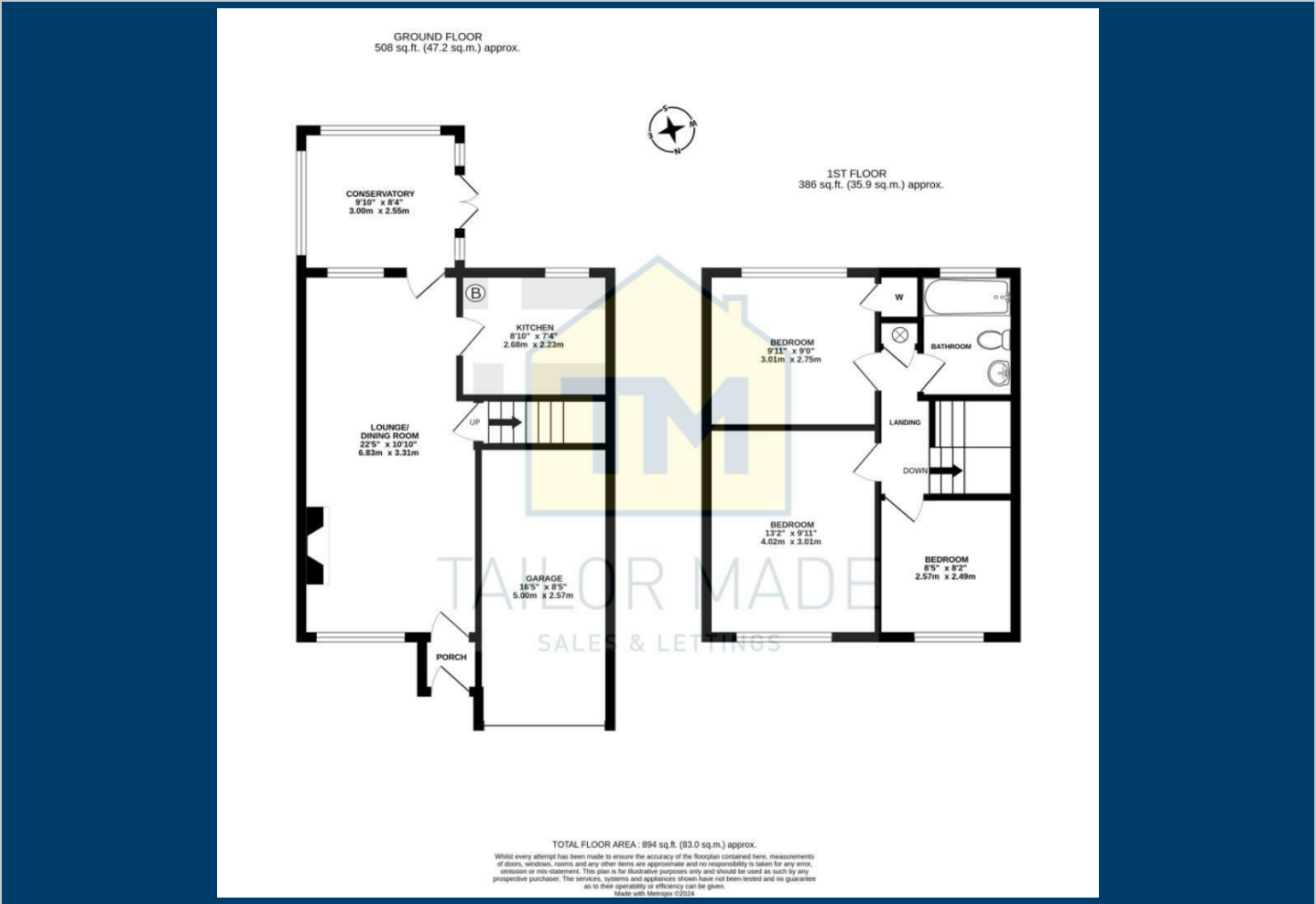
Hybrid Map



Terrain Map



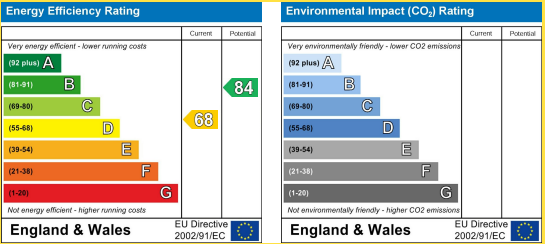
Floor Plan



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