



TAILOR MADE

SALES & LETTINGS



## Aldbury Rise

Allesley Park, Coventry, CV5 9JN

Offers Over £200,000



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Tailor Made Sales and Lettings are delighted to offer a lovely example of a well loved and cared for two bedroom home in popular Allesley Park. A short walk to local shops, amenities and the park. Great choice of local schools and transport links both public transport and major road connections. Perfect first time buyer property.

The property benefits from a large drive to the front for two cars and side gated access to the rear garden, Lounge and kitchen on the ground floor, stairs leading up to the first floor with two double bedrooms and modern bathroom.

The rear garden benefits from a good size patio and lawned space with established shrubs.

### Lounge

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

### Kitchen

Range of matching fitted floor and wall mounted units. Oven with extractor fan over. stainless steel double sink with drainer. Space for Fridge freezer, washing machine, dishwasher and tumble dryer. Central heating radiator, double glazed window and door out to the rear garden. Large under stairs storage with light.

### Bedroom One

Double glazed window to the front elevation, built in storage and central heating radiator.

### Bedroom Two

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

### Bathroom

Fully tiled, White three piece suite with rainfall shower over bath and heated towel rail.

### Garden

Lovely well maintained landscaped garden with patio area. lawn and pathway. Side gated access to front of property. Garden shed.

### 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 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

Tel: 024 76939550

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 some of our photographs may include the use of AI furnishings to demonstrate how a room could be presented.

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.

### 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.



Road Map



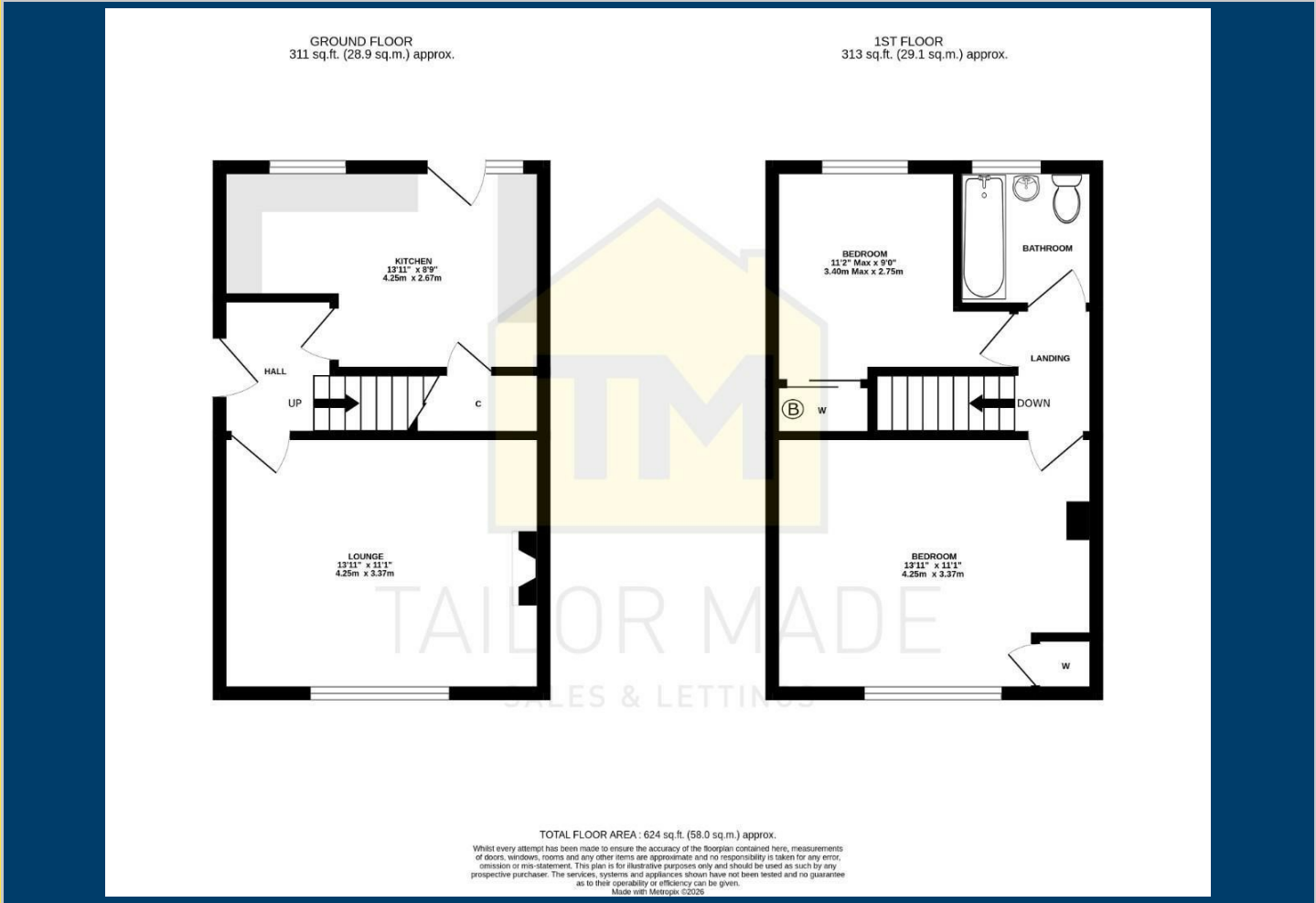
Hybrid Map



Terrain Map



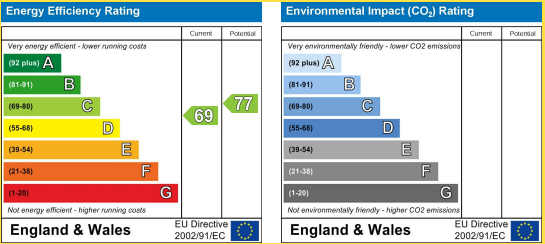
Floor Plan



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.