



TAILOR MADE
SALES & LETTINGS



Browns Lane

Allesley, Coventry, CV5 9DS

Offers Over £315,000



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Tailor Made are absolutely thrilled to offer to market this exceptional three bedroom, extensively refurbished, three bedroom, semi detached family home located on ever-popular Allesley, backing onto gorgeous countryside views. The property is situated is elevated from the road, offering a quiet position and benefits from excellent rear vehicular access, two parking spaces off-road and easy access into a large shed / garage.

The current owners have completely transformed this excellent family home from top to bottom, inside and out with attractive frontage, eye-catching front door, stunning, landscaped rear garden with various seating areas, side and rear access, spacious lawn and well stocked raised flower beds.

Internally the home has been re-wired, re-plumbed with modern Valiant combination boiler, superbly decorated and some very eye-catching internal door upgrades. The front entrance hallway is hugely inviting with clean and contemporary tiled flooring with flows through into the gorgeous, open plan and re-modelled kitchen / diner, perfect for evening family time and entertaining, focusing on the rear of the property overlooking the garden. The kitchen has been thoughtfully designed and upgraded, including large breakfast bar area and high spec Quartz counter tops, Smeg oven and hob, dishwasher, fridge freezer and space for white goods.

There is a cosy front lounge, carpeted with modern fitted blinds, modern and contemporary, remote control operated electric fire place and built in cabinetry.

The first floor comprises three excellent sized bedrooms, all with valuable, built in storage, two well sized doubles and a good sized single bedroom. The family bathroom is much larger than average and benefits from a four piece suite including separate shower cubicle, bath, wash hand basin, WC, radiator and double glazed window.

The rear garden has been completely landscaped and comprises a paved patio area off the kitchen / diner, large

lawn, raised, well stocked flower beds, additional seating area at the end of the garden, gated access to rear service road and parking area. There is a newly erected, concrete sectional fence on the left hand side.

Full Property Summary

Entrance Hallway

Beautifully tiled flooring, upgraded internal doors to the lounge and kitchen / diner.

Lounge

Double glazed window to the front elevation, central heating radiator, built in remote control electric fire, built in cabinetry and shelving.

Open Plan Kitchen / Diner

A gorgeous open plan kitchen / diner, great for entertaining and family time. The kitchen comprises a range of modern wall and base units, large breakfast bar and seating area, stunning Quartz counter tops, high spec Smeg integrated oven and five ring gas hob, integrated dishwasher, extractor fan, inset sink drainer and space for washing machine and tumble dryer. There is ample dining space, central heating radiator, double glazed window and sliding patio doors onto the garden.

First Floor Landing

Double glazed window and doors to the all three bedrooms and the family bathroom. There is a storage cupboard, housing a wall mounted Vailant gas combination boiler.

Bedroom One

Double glazed window to the front elevation, wall paneling, built in wardrobes and central heating radiator.

Bedroom Two

Double glazed window to the rear elevation with stunning field views, built in wardrobes and central heating radiator.

Bedroom Three

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

Tel: 024 76939550

Bathroom

A much larger than average family bathroom, comprising a modern four piece suite including a separate shower cubicle, bath, 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.

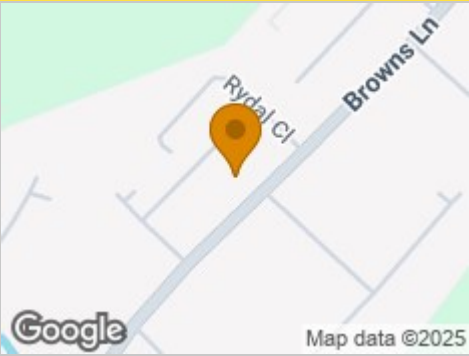
These particulars are issued in good faith but do not constitute representations of fact, or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.

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.



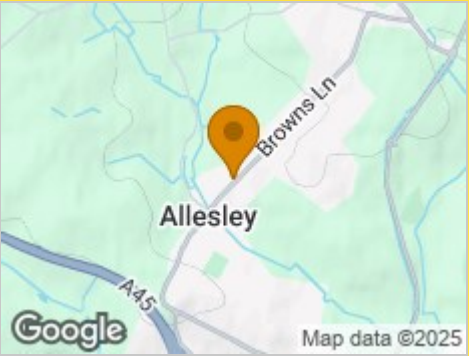
Road Map



Hybrid Map



Terrain Map



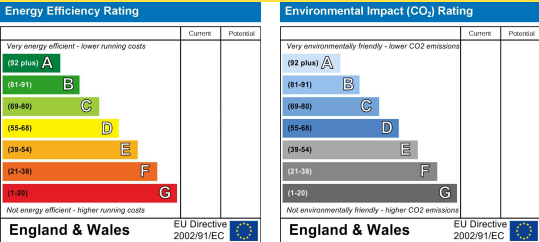
Floor Plan



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.