



TAILOR MADE
SALES & LETTINGS



Fingest Close

Allesley Park, Coventry, CV5 9HJ

Asking Price £250,000



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Tailor Made Sales and Lettings are delighted to offer to market this lovely two double bedroom, semi detached bungalow in the much sought after area of Allesley Park. Situated a short distance from the park, wide range of local amenities in the centre of the estate and easy access to the A45 and excellent road links.

The property benefits from ample off road parking, gated car port and single garage. The property is a blank canvas and offered for sale with no onward chain.

There is a large lawned front garden with shrub borders and mature rear garden, section into various seating areas.

The accommodation comprises a spacious entrance hallway, storage cupboards, lounge / diner to the front, two good sized double bedrooms, modern refitted shower room and a modern kitchen / diner with sliding patio doors to the garden and door into the car port.

Full Property Summary

Entrance Hallway

Doors to all principle rooms and two storage cupboards.

Lounge / Diner

Double glazed window to the front elevation, central heating radiator and fire surround with electric plug in heater.

Kitchen / Diner

A selection of modern wall and base units, laminate

counter tops, space for a cooker, stainless steel sink drainer, door to the car port and sliding patio door to the garden.

Bedroom One

Built in wardrobes, double glazed window overlooking the garden and central heating radiator.

Bedroom Two

Double glazed window the front elevation and central heating radiator.

Shower Room

A modern fully tiled shower room, comprising a shower enclosure, WC, wash hand basin with vanity unit, 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)

Tel: 024 76939550

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.



