



TAILOR MADE  
SALES & LETTINGS



## Beche Way

Allesley Park, Coventry, CV5 9NW

Asking Price £340,000



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Tailor Made Sales and Lettings are delighted to bring to market this exceptional two double bedroom, extensively refurbished semi detached bungalow, located next door to Allesley Park entrance. The property is well served by local amenities, bus stop 50 yards from the front door with routes to the city centre and UHCW, along with easy access to medical practices including Allesley Surgery, pharmacy and dental surgery.

This beautifully presented home, offers the perfect opportunity to downsize to a low maintenance, turn-key home with high quality fixtures and fittings, quiet setting, landscaped rear garden, garage with electric roller door and off road parking to the rear.

There is a pleasant front garden, rendered front facade, new double glazed windows and front door. There is a welcoming entrance hallway with new internal doors off to the brand new shower room, separate utility, two spacious double bedrooms and the large, extended living / dining / kitchen area. The property benefits from under floor heating throughout, luxurious Ambience LVT flooring, new double glazing, internal and external doors, new wiring and new heating system.

There are two superb double bedrooms, painted white, spot lights, under flooring heating and double glazed windows. The bathroom has been stylishly fitted out with contemporary sanitary ware, walk in shower enclosure, wash hand basin and WC with built in vanity unit, radiator and double glazed window.

The kitchen comprises a selection of wall and base

units, Quartz counter tops, inset sink drainer, built in fridge freezer, four ring electric hob, electric oven, extractor hood, dishwasher and double glazed window overlooking the garden.

The garden has a wrap around decking area with steps down to lawn with border order, paved pathway leading to a gate, providing access to the parking space and garage with electric roller door. There is also secure gated access to the front garden.

## 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 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.

### 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.

### Agents Disclaimer

Some of the rooms may have AI furniture added to the images, in keeping with the room size to present how the room can be dressed. Rooms should be measured, prior to ordering any furniture items.



## Road Map



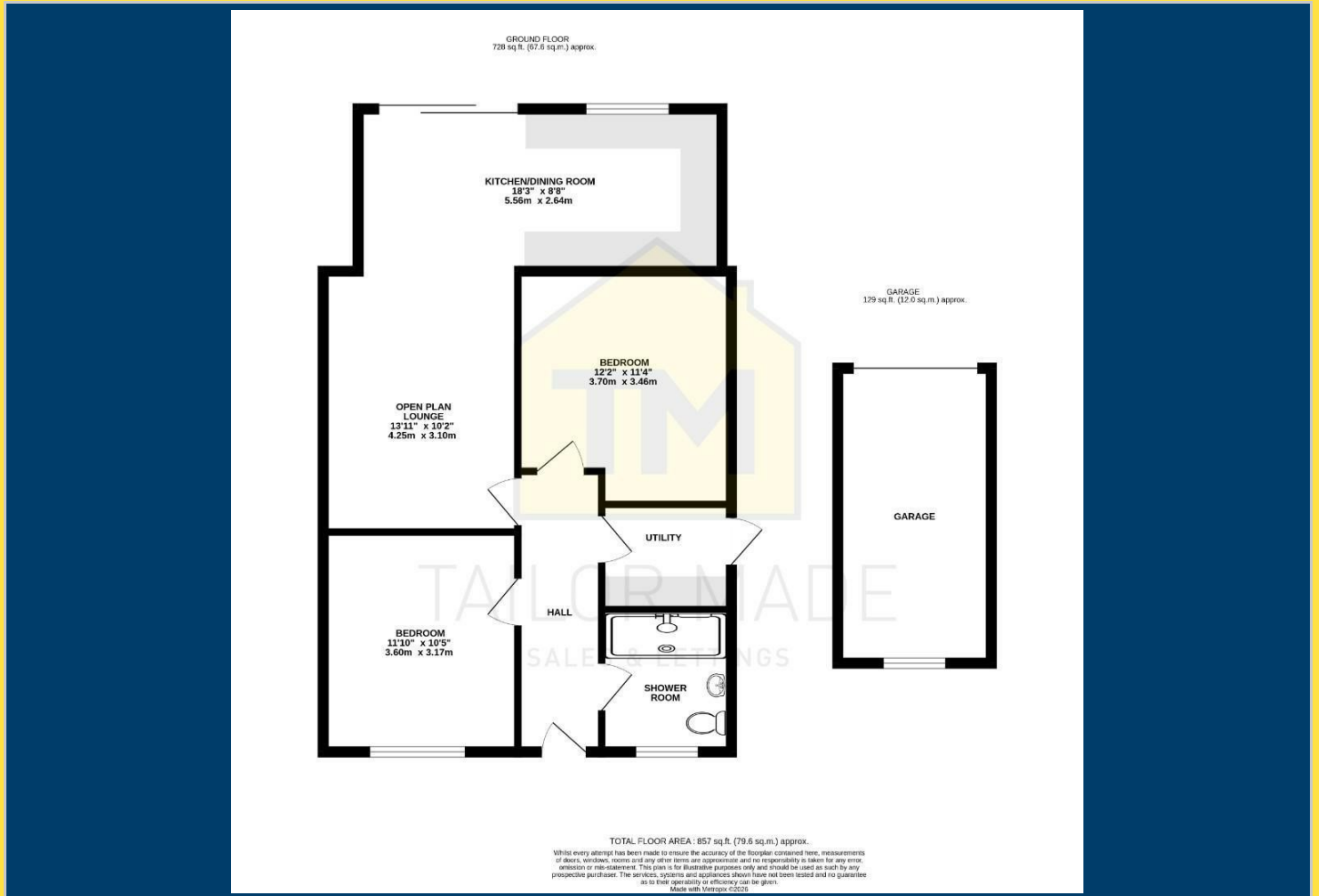
## Hybrid Map



## Terrain Map



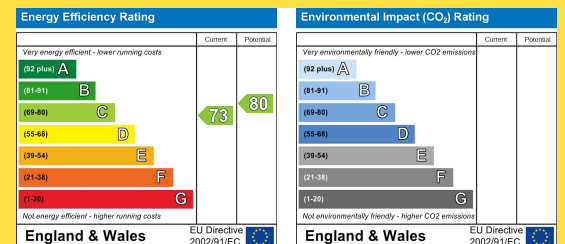
## Floor Plan



## 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.