



TAILOR MADE

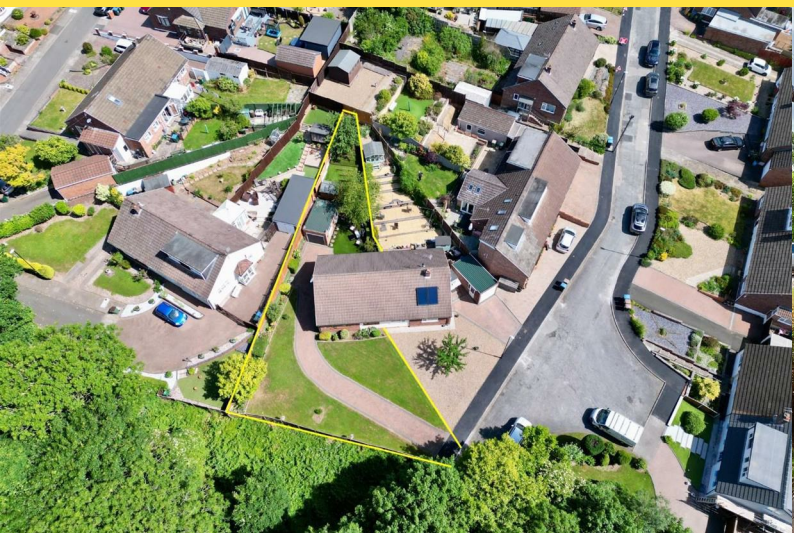
SALES & LETTINGS



Fingest Close

Allesley Park, Coventry, CV5 9HJ

Asking Price £289,950



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A pleasure to bring to market this excellent, much larger than average corner plot semi detached bungalow, located in the highly desirable and convenient area of Allesley Park. The area is well served with local amenities, great local community, all the medical services you could require and excellent road links, with quick access to the A45, M42 and Birmingham Airport.

The property is tucked away at the end of a small cul-de-sac in Allesley Park, occupying a superb corner plot with oodles of off-road parking, large front, side and rear gardens, detached garage with electric roller door, power and lighting.

The internal accommodation is superbly presented with plenty of recent renovations, including a lovely modern shower room, high spec kitchen with excellent appliances, modern units and Quartz counter tops. There is a spacious lounge with lovely dual aspect windows, wall mounted electric fire, providing a focal point to the room.

There are two excellent sized double bedrooms, both which excellent sized wardrobes which will be remaining in the property. The property is double glazed, gas central heated and offered for sale with no onward chain.

Full Property Summary

Entrance Hallway

Doors off to all principle rooms and two excellent sized storage cupboards.

Kitchen

A lovely modern kitchen, recently refitted with modern wall and base units, Quartz Counter tops, inset sink drainer, built in gas combination boiler, Bosch microwave and oven, Smeg induction hob, dishwasher and space for fridge freezer, dual aspect double glazed windows.

Shower Room

A stunning, recently refitted modern shower room with stylish contrasting tiling, walk in shower enclosure with glass screen, waterfall mains shower, WC, wash hand basin with vanity unit, LED bathroom cabinet, chrome heated towel rail and double glazed window.

Lounge

A lovely bright room with dual aspect windows, overlooking your gardens and frontage, radiator and wall mounted electric fire place providing a focal point to the room.

Bedroom One

A spacious double bedroom with wardrobe and central heating radiator.

Bedroom Two

A spacious double bedroom with wardrobe and central heating radiator.

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



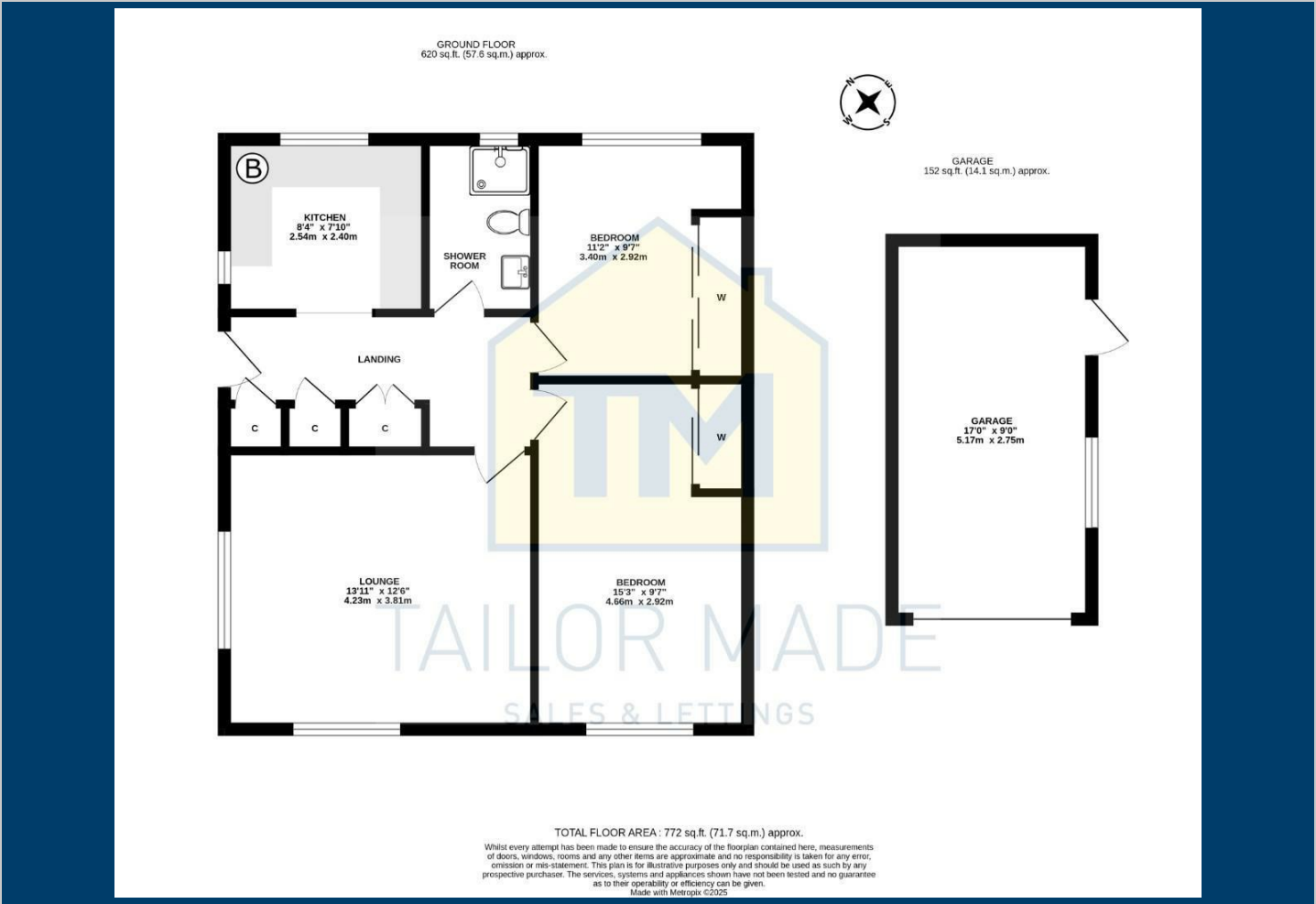
Hybrid Map



Terrain Map



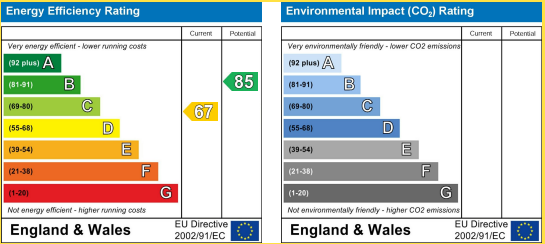
Floor Plan



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