



TAILOR MADE
SALES & LETTINGS



Fairways Close

Allesley Village, Coventry, CV5 9BH

Offers Over £250,000



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Tailor Made Sales and Lettings are delighted to bring to market this exceptional three bedroom mid terraced property, tucked away in a peaceful cul-de-sac in the hugely popular area of Allesley Village.

The property has been completely renovated to an excellent standard throughout, internal and externally. There is a spacious driveway and garage, which is ideal for full or partial conversion as others have done so in the street.

The front of the property has just been rendered and the rear garden has been completely landscaped to provide a small, paved patio area, astro turf and fully fence enclosed.

Allesley Village has an excellent selection of local amenities including shops, doctors, pharmacy, post office, two pubs, public transport links, excellent road links and easy access to Allesley Park and Coundon Wedge. There is also easy access to large supermarkets including Sainsburys, Aldi and Morrisons at nearby Alvis Retail Park. Nearby train stations include Canley and Tile Hill with direct links to Birmingham Airport, New Street and London Euston. There is a regular bus service in and out of the city, on Birmingham Road, direct buses to NEC, Airport and Solihull.

The ground floor comprises a gorgeous fully fitted kitchen with integrated appliances, lovely oak internal doors, spacious lounge, leading into a large, full width rear conservatory. The first floor comprises a modern, refitted shower room and three excellent sized, well decorated bedrooms.

The property is being offered for sale with no onward chain and has fibre broadband and Sky TV dish installed.

Property Summary

Entrance Hallway

Doors to the garage, staircase, lounge and open plan to the kitchen.

Kitchen

A range of wall and base units, laminate counter tops, tiled splash back area, porcelain one and half bowl sink drainer, integrated appliances including; four ring electric hob, electric oven, fridge and freezer. The washing machine is located in the garage. There is a double glazed window to the front elevation.

Lounge

Central heating radiator, gas fire with modern surround, double glazed window and double glazed patio doors into the conservatory.

Conservatory

A brick built conservatory with glazed roof, central heating radiator, double glazed window and double glazed patio doors to the garden.

First Floor Landing

Modern staircase with doors off to all three bedrooms and the shower room.

Shower Room

A stunning, refitted shower room, comprising a walk in shower enclosure, floating wash hand basin with vanity unit, WC, chrome towel rail and double glazed window.

Bedroom One

Double glazed window to the rear elevation and central heating radiator.

Bedroom Two

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

Bedroom Three

Double glazed window to the front elevation 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



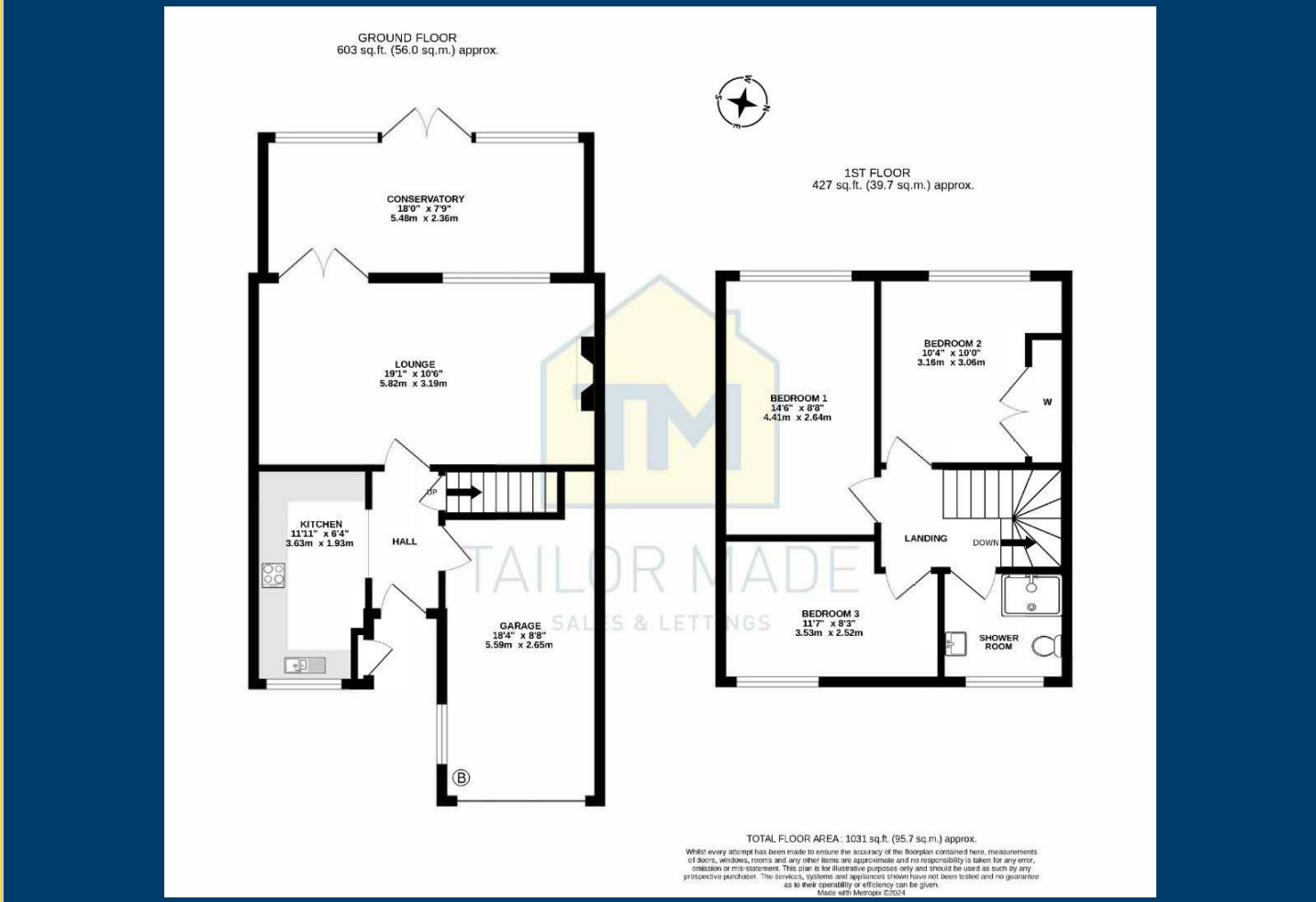
Hybrid Map



Terrain Map



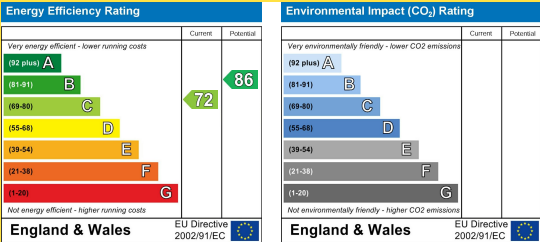
Floor Plan



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.