



TAILOR MADE  
SALES & LETTINGS



## Allesley Croft

Allesley Village, Coventry, CV5 9PE

Offers Over £340,000





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Introducing this sizeable corner plot, four bedroom Detached family home tucked away in a peaceful cul-de-sac in the popular location of Allesley Village. The property has the benefits of two driveways, one to the front with access to an integral garage and one of the rear with access to a single garage.

Allesley Croft is located at the end of Birmingham Road in popular Allesley Village, a short walk from a wide range of amenities including Doctors Surgery, Pharmacy, Post Office, Convenience Store and two well respected Family Pubs. There are Countryside Walks on your doorstep and great transport links with easy access to the A45, M42 and Birmingham Airport.

The ground floor accommodation comprises an entrance hallway, large downstairs shower room and utility area, spacious lounge / diner with dual aspect windows and patio doors onto the garden, kitchen and stairs to the first floor landing.

The first floor has three generous sized double bedrooms, a good single bedroom and a four piece family bathroom.

The rear garden has full width raised paved patio area, lawn and shrub border. There is gated side access to the side garden.

## Property Summary

### Entrance Hallway

Doors off to downstairs shower room, large Lounge / Diner and Kitchen, stairs to the first floor.

### Downstairs Shower Room

Shower cubicle, WC, wash hand basin with vanity unit, two double glazed windows to the front elevation.

### Lounge / Diner

Two double glazed windows to the side elevation, two central heating radiators and double glazed patio doors onto the garden, door into the kitchen.

### Kitchen

A range of wall and base units, stainless steel sink drainer, double oven, four ring gas hob, extractor hood, integrated dishwasher, breakfast bar, double glazed window and door onto the garden.

### First Floor Landing

Doors off to all four bedrooms and the bathroom.

### Bedroom One

Double glazed windows to the front and side elevation, central heating radiator.

### Bedroom Two

Double glazed windows to two elevations, central heating radiator.

### Bedroom Three

Double glazed window and central heating radiator.

### Bedroom Four

Double glazed window and central heating radiator.

### Bathroom

A larger than average four piece bathroom, comprising a white suite including a 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



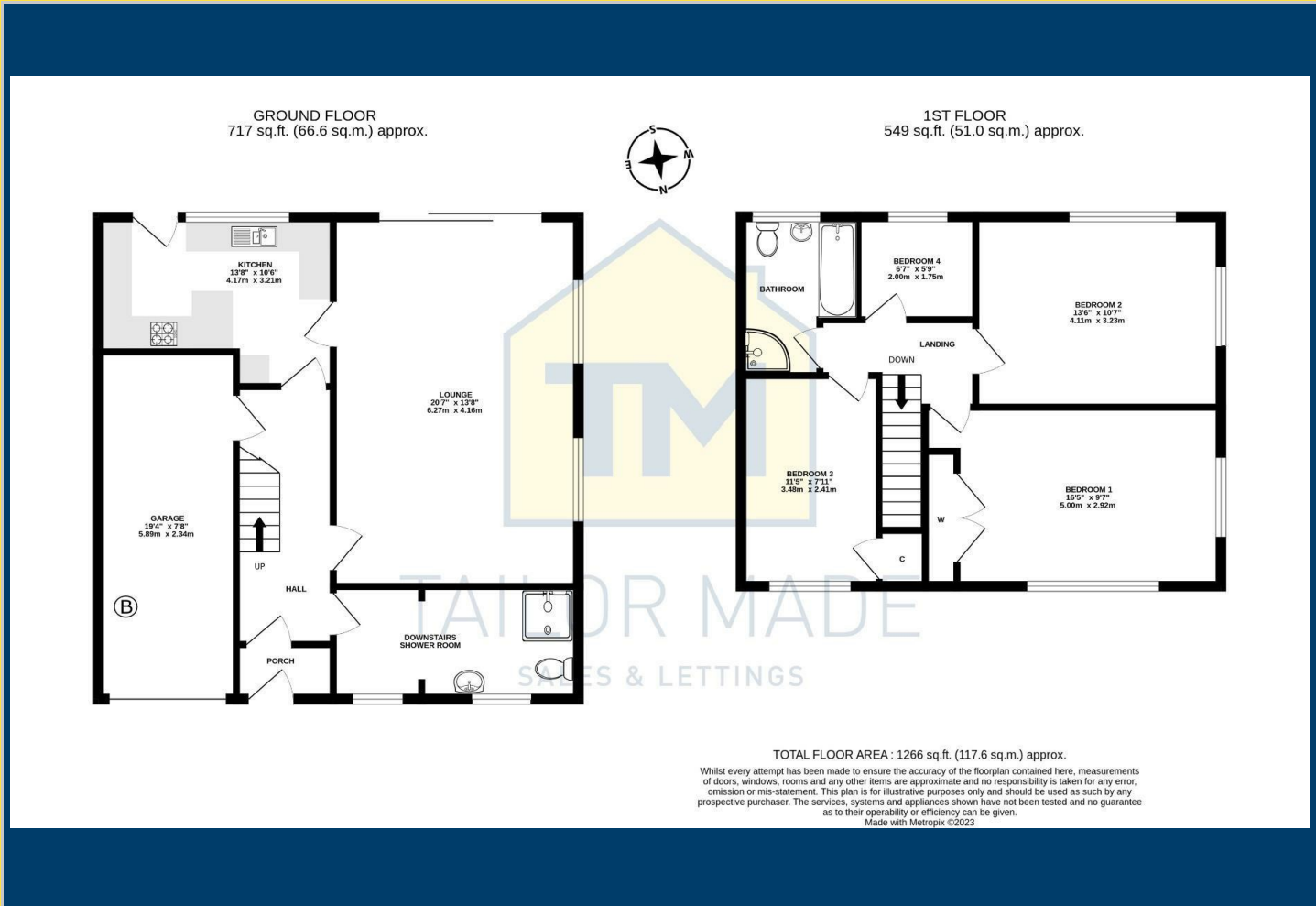
Hybrid Map



Terrain Map



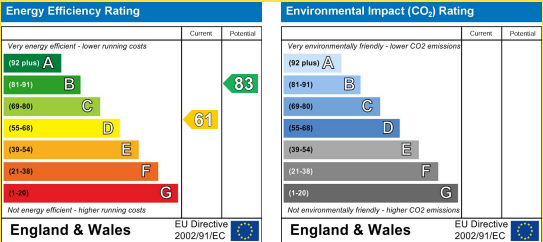
Floor Plan



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.