



TAILOR MADE
SALES & LETTINGS



Torbay Road

Allesley Park, Coventry, CV5 9JJ

Offers Over £300,000



Torbay Road

Allesley Park, Coventry, CV5 9JJ

Offers Over £300,000



A rare opportunity to acquire a large four bedroom semi detached corner plot located at the top of Allesley Park, a short distance from the park and three highly regarded primary schooling. The property has ample off-road parking and gardens to the front, side and rear.

The property has been extended into the loft space and out to the side to provide, flexible living accommodation, ideal for a growing family over three levels. The ground floor comprises a spacious entrance hallway, large through lounge / diner that could be separated into two separate reception rooms quite easily. There is a lovely, high spec modern kitchen, complete with some great storage solutions, pull out larder and fitted appliances including Neff double oven, dishwasher and fitted fridge freezer. Semi open plan to the kitchen is a dining / family room, overlooking the recently landscaped private side garden and there is also a good sized utility area, new composite back down and downstairs WC.

The first floor accommodation comprises a spacious family bathroom, two good sized double bedrooms, one having a walk in en-suite shower area and a good sized single bedroom. There are stairs leading up to the second floor landing area which has access into a large double bedroom and door into walk-in loft storage area.

The private side and rear garden have recently under-gone a complete transformation. The side garden is wall and gate enclosed with lovely flagstone patio area, a number of raised planters with interconnecting benches, large timber shed, seating areas, which then leads round to the rear garden which has further raised beds, astro turf area and additional patio.

Summary

Entrance Hallway

Doors off to the lounge / diner and kitchen, spacious under stairs area and stairs to the first floor.

Lounge / Diner

Double glazed window to the front elevation, gas fire with brick

surround, glazing to the hallway, archway into dining area, central heating radiator and double glazed window to the rear.

Kitchen

A range of modern wall and base units with many storage solution upgrades including corner swivel carousel, pull out larder unit and fitted drawers. There is a selection of integrated appliances including fridge freezer, dishwasher, four ring gas hob, Neff extractor hood, Neff double oven, one and half bowl sink drainer, boil tap and beautiful Luxe glass splash back. There is a glazed door and window into the utility area.

Utility Area

Wash hand basin, counter top with washing machine under neath and tumble dryer above, wall mounted gas combination boiler, spacious pantry, WC and additional storage cupboard, double glazed window and composite door onto the garden.

Dining / Family Room

Double glazed window to the front elevation, patio doors and double glazed windows onto the garden, central heating radiator.

First Floor Landing

Doors off to the three bedrooms and the family bathroom, stairs to the second floor landing.

Family Bathroom

A white suite comprising a bath with shower over, bi-folding glass screen, wash hand basin, WC, radiator and double glazed window.

Bedroom One

Fitted sliding mirrored wardrobes, central heating radiator, double glazed window and opening into the en-suite.

En-Suite Shower Area

Shower cubicle with electric shower and wash hand basin.

Bedroom Two

Double glazed window, fitted wardrobes and central heating radiator.

Tel: 024 76939550

Bedroom Three

Double glazed window and central heating radiator, under eaves storage.

Second Floor Landing

Door into bedroom four and door into walk in loft storage area.

Bedroom Four

Double glazed window to the side elevation, Velux sky lights with fitted blinds, fitted wardrobes 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.

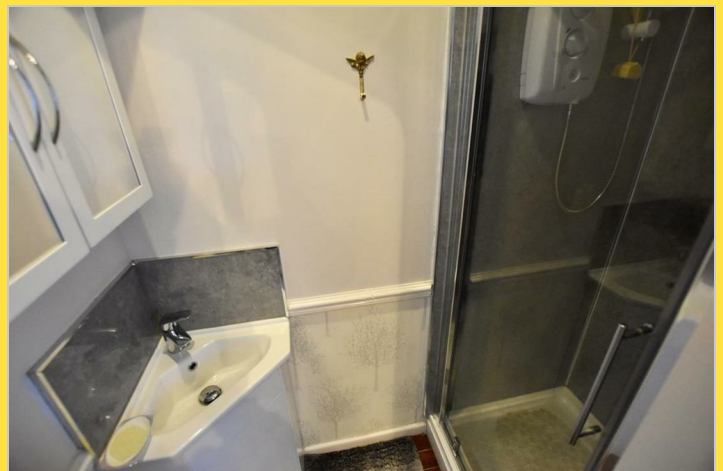
The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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



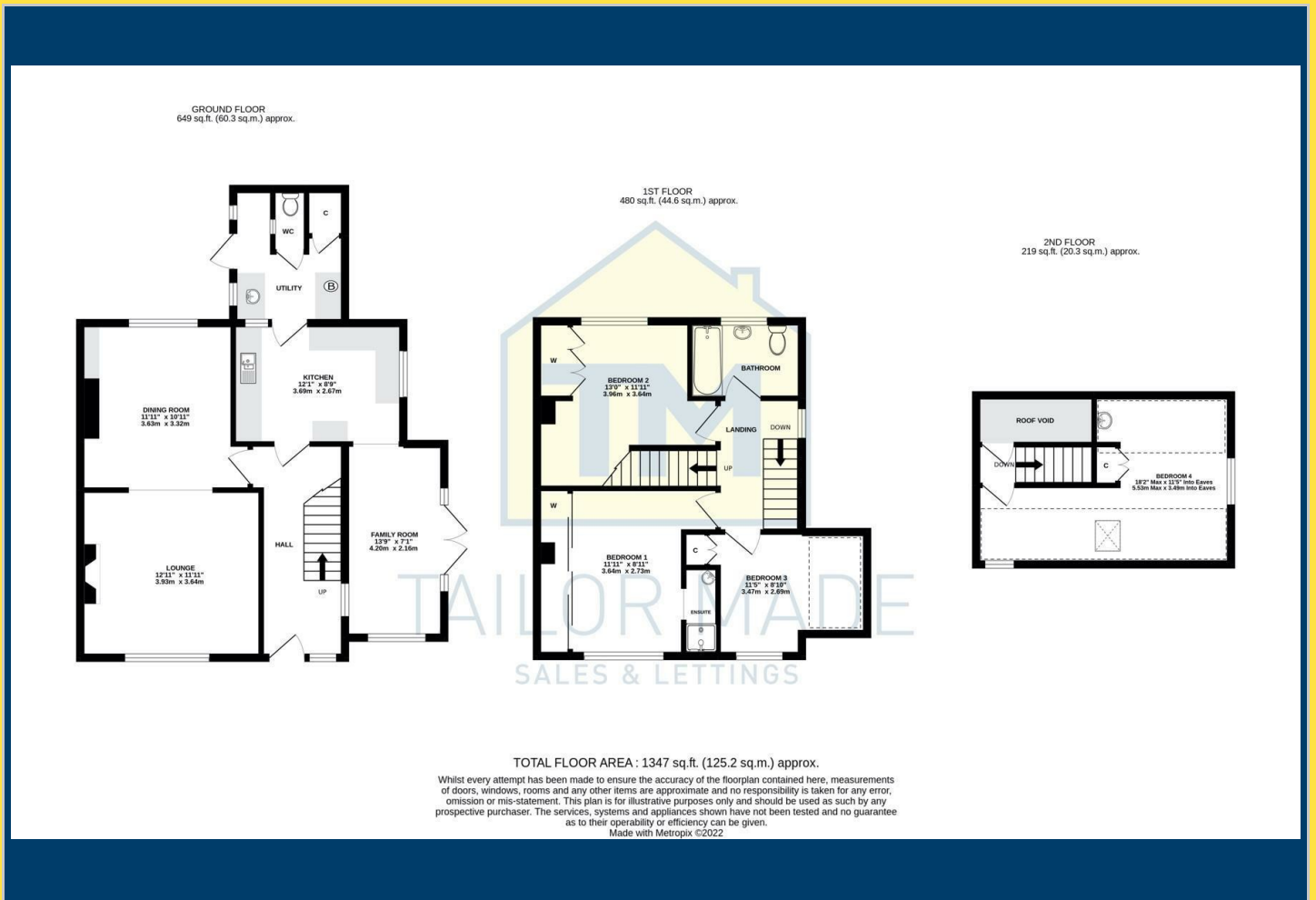
Hybrid Map



Terrain Map



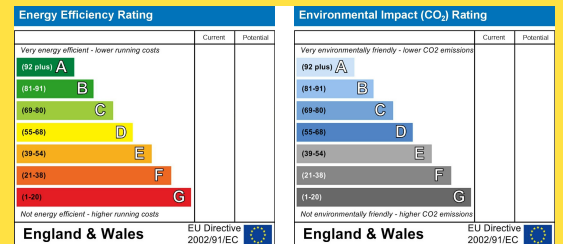
Floor Plan



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.