



**TAILOR MADE**  
SALES & LETTINGS



## Allesley Old Road

Chapelfields, Coventry, CV5 8FN

Asking Price £245,000



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Tailor Made Sales and Lettings are delighted to introduce this lovely three bedroom, single bay fronted terrace situated on the tree lined Allesley Old Road, in the popular area of Chapelfields, amongst a wide range of local amenities, local parks and excellent school catchment area.

This attractive terrace is set back from the road with a screened hedge frontage, fore garden that could be converted into a driveway, electric vehicle charge points on the road-side, attractive rear garden and excellent sized, good condition double garage with rear vehicular access.

The ground floor has a gorgeous front entrance hallway, with eye-catching Minton tiled flooring, under stairs storage, doors into a large through lounge / diner which could also be separated and an extended kitchen / diner with modern units.

The first floor has two very generous sized double bedrooms, an excellent sized single and a modern bathroom with bath, shower over, modern vanity unit suite.

## Room Summary

### Entrance Hallway

Gorgeous Minton tiled flooring, understairs storage, doors to the lounge / diner and kitchen / diner. Stairs to the first floor.

### Lounge / Diner

Formerly two separate reception rooms with the doors still in place to separate again, the front reception area has a lovely double glazed bay window, attractive fireplace, central heating radiator and archway into the rear reception area, currently used as a lounge, double glazed window and door and additional radiator.

### Kitchen / Diner

An extended kitchen / diner with tiled floor, central heating radiator, space for a dining table, range of white modern wall and base units, laminate counter tops, inset sink, electric cooker and hob, space for washing machine and fridge freezer, double glazed window to the side and double glazed door onto the garden.

### First Floor Landing

Doors off to all three bedrooms and the bathroom.

### Bedroom One

Double glazed window to the front elevation, space for wardrobes and central heating radiator.

### Bedroom Two

Double glazed window to the rear elevation, space for wardrobes and central heating radiator.

### Bedroom Three

Double glazed window to the front elevation, space for wardrobes and central heating radiator.

### Bathroom

A modern bathroom with white and grey suite, comprising a bath with electric shower over, wash hand basin with vanity unit, WC, radiator and double glazed window.

### Garden

A fence enclosed south facing rear garden with lovely decking area off the back of the property, mainly laid to lawn, with raised flower border, store cupboard and access to a large double garage.

### 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.

### 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

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.

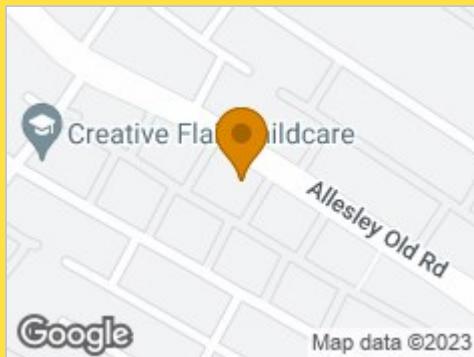
The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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.



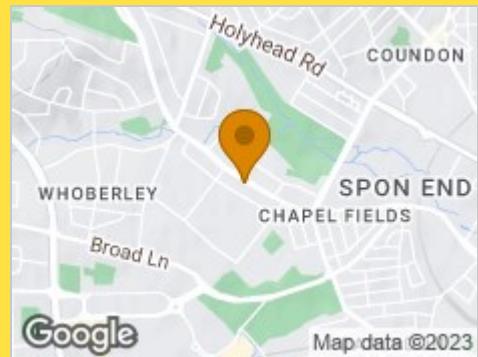
## Road Map



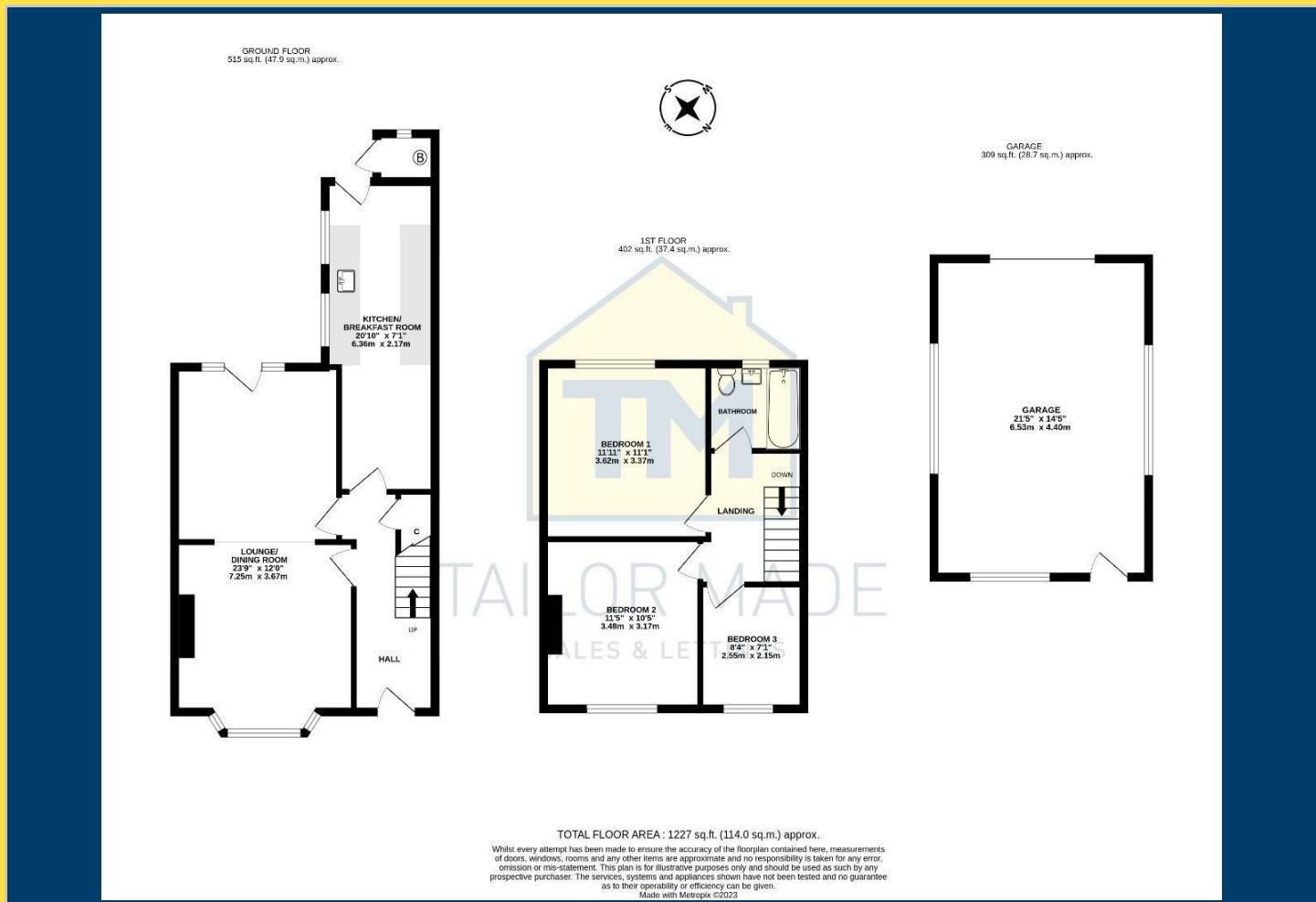
## Hybrid Map



## Terrain Map



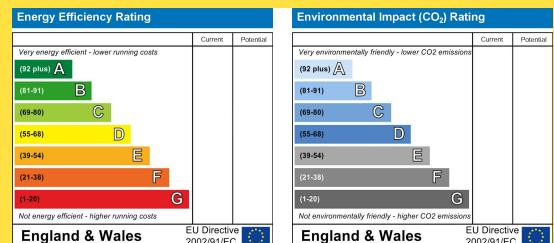
## Floor Plan



## 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.