



TAILOR MADE

SALES & LETTINGS



Risborough Close

Allesley Park, Coventry, CV5 9HT

Price Guide £180,000



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Tailor Made Sales and Lettings are delighted to bring to market this excellent starter home located on the edge of Allesley Park, only a short walk to the shops, three good primary schools and wide range of local amenities.

The property has pleasant field views to the front elevation, well maintained front and rear garden and a garage to the rear.

There is a full extension to the rear providing a larger open plan kitchen / diner arrangement, along with separate lounge, entrance hallway and porch. The first floor has three generous bedrooms and a separate shower room.

Accommodation Summary

Entrance Porch

Door into the entrance hallway

Entrance Hallway

Door to the lounge and stairs to the first floor.

Lounge

Double glazed window to the front elevation, gas fire with marble surround, glazed double doors into the dining room

Dining Room

Radiator and arch way into the the kitchen / diner.

Kitchen / Diner

Central heating radiator, dining area, double glazed window to the rear, double glazed door onto the garden. The kitchen comprising a selection of wall and base units, sink drainer, four ring gas hob, eye

level double oven, space for fridge freezer, washing machine and dishwasher. Under stairs storage.

First Floor Landing

Doors off to all three bedrooms and the shower room.

Bedroom One

Double glazed window to the front elevation, central heating radiator and built in cupboard.

Bedroom Two

Double glazed window to the rear and central heating radiator.

Bedroom Three

Double glazed window to the front and central heating radiator

Shower Bathroom

A fully tiled shower room, comprising a quadrant shower cubicle, shower, wash hand basin with vanity unit, WC, radiator and double glazed window.

Garden

A fence enclosed, raised paved garden with mature shrubs and door into a single garage which benefits from rear vehicular access.

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



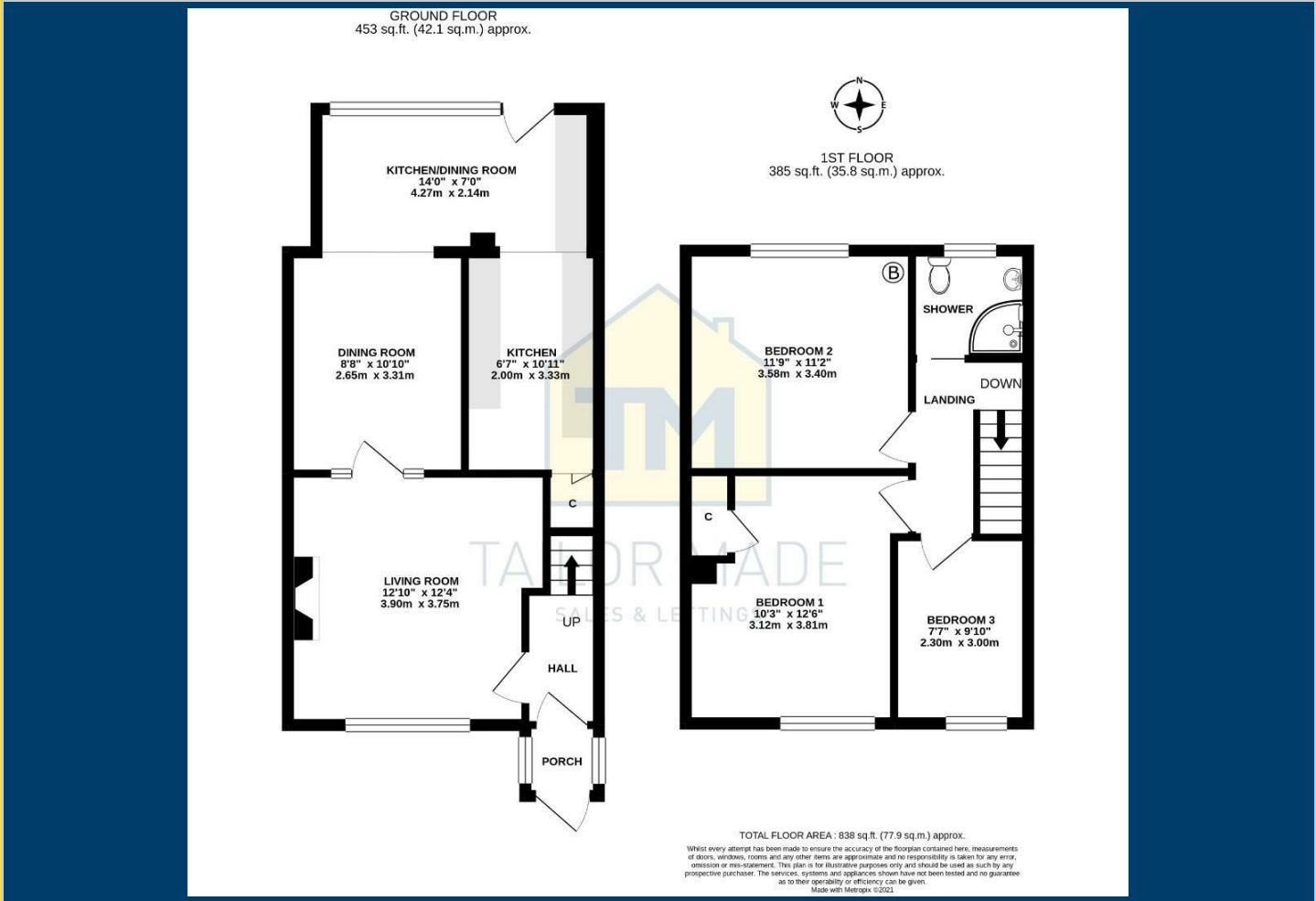
Hybrid Map



Terrain Map



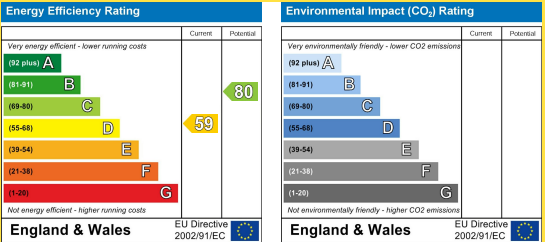
Floor Plan



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.