



**TAILOR MADE**  
SALES & LETTINGS



## Richard Seedhouse Drive

Chestnut Gardens, Allesley, Coventry, CV5 9JD

Offers In Excess Of £360,000



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### Offers In Excess Of £360,000



Introducing this stunning three bedroom detached, 'Henley' design, built by Bloor Homes in the summer of 2021 with a valid NHBC builders warranty. The current owners chose this plot due to having one of the larger gardens on this lovely Chestnut Gardens development which is also south facing, arranged over two levels with large raised patio area, spacious lawn, gated side access to the driveway and timber shed. The seller also opted for several high end upgrades when purchasing, including Amtico floor, built in wardrobes, appliances and upgraded tiling in the bathrooms.

The ground floor comprises a spacious entrance hallway, front lounge with stunning modern fireplace via a mobile phone or tablet application, stunning rear kitchen / diner, perfect for entertaining, overlooking the garden, small utility area and downstairs WC.

The first floor comprises three well proportioned bedrooms, all neutrally decorated, show home condition with built in wardrobes to each room and lovely en-suite shower room to the master bedroom. The family bathroom, hardly used by the current owners, comprises a bath with shower over, lovely tiling, WC, wash hand basin, radiator and double glazed window.

#### Property Summary

#### Entrance Hallway

Lovely Amtico flooring, central heating radiator, double glazed window to the front elevation, doors off to the lounge and kitchen / diner.

#### Lounge

Double glazed window to the front elevation, stunning feature electric fire for flame effect or heat, operated by mobile phone or tablet and central heating radiator.

#### Open Plan Kitchen / Diner

A range of white gloss wall and base units, laminate counter tops and up stands, four ring gas hob, extractor hood, electric oven, integrated fridge freezer and dishwasher, composite sink drainer, Amtico flooring, double glazed windows and patio doors onto the patio, small utility area and door to the cloakroom.

#### Utility Area

Integrated washing machine, counter top, wall unit and door to the cloakroom.

#### Cloakroom

Lovely tiling, wash hand basin, WC and radiator.

#### First Floor Landing

Double glazed window to the side elevation, doors off to all three bedrooms and the family bathroom.

#### Bedroom One

Double glazed window to the front elevation, central heating radiator, wall mounted TV with hidden HDMI cables, built in mirrored wardrobes, large storage cupboard and door to the en-suite.

#### En-Suite

A walk-in shower enclosure, stylish grey tiling, wash hand basin with vanity unit, WC, chrome heated towel rail, double glazed window and extractor fan.

#### Bedroom Two

Double glazed window to the rear, built in wardrobes and central heating radiator.

#### Bedroom Three

Double glazed window to the rear, built in wardrobes and central heating radiator.

#### Bathroom

A show home condition bathroom, comprising a bath with shower over, stylish tiling, 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.

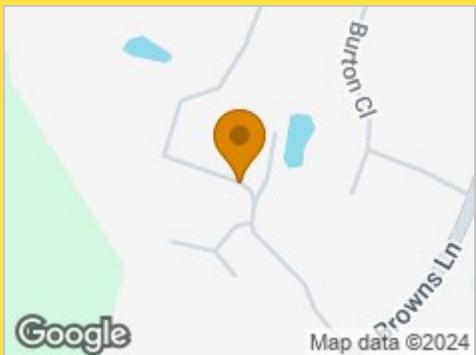
These particulars are issued in good faith but do not constitute representations of fact, or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.

## 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



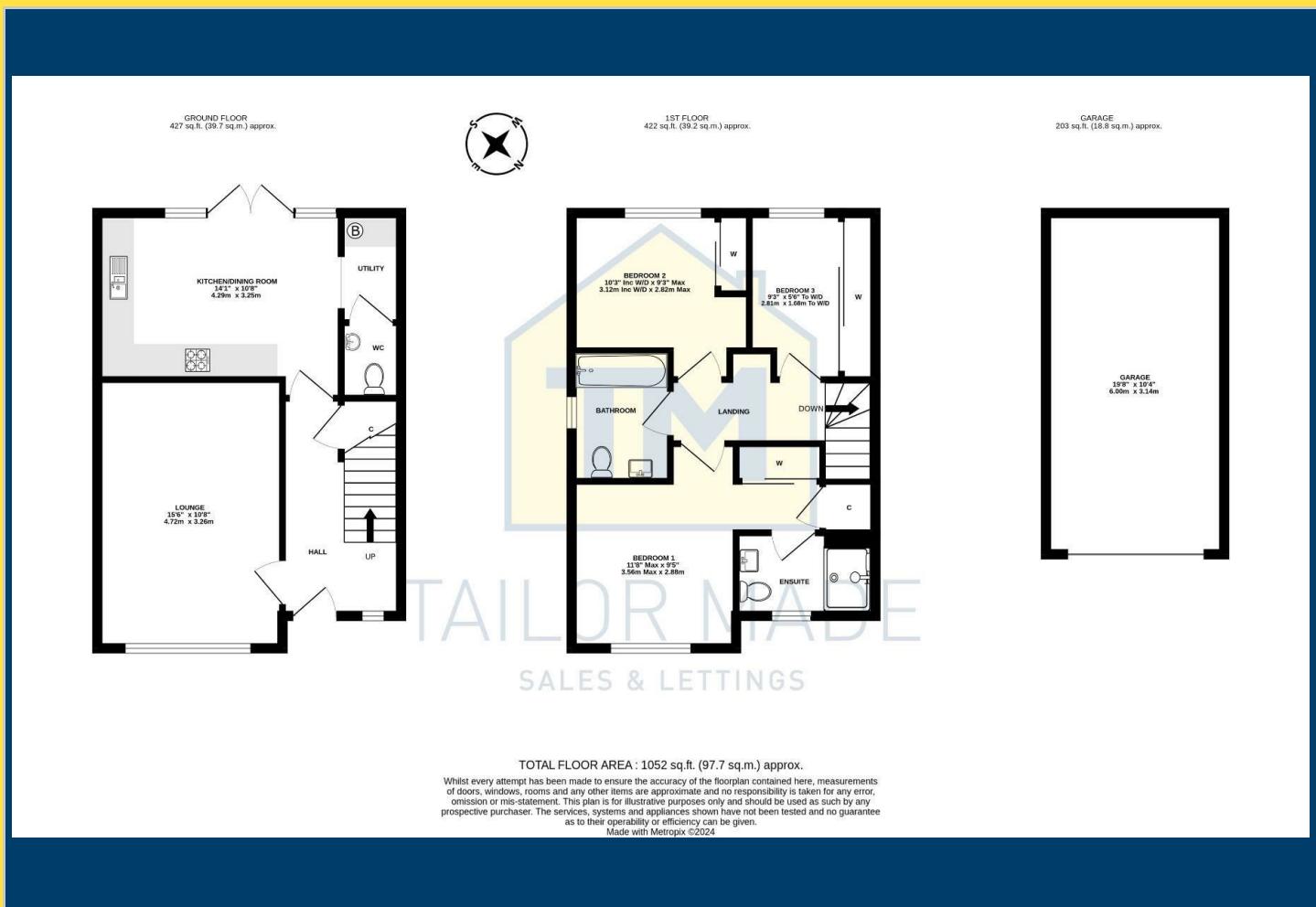
## Hybrid Map



## Terrain Map



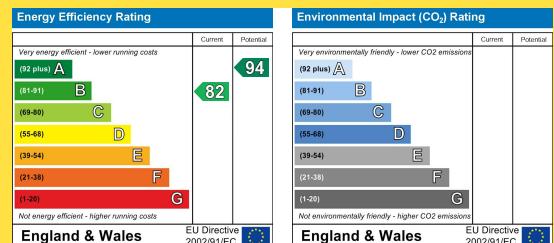
## Floor Plan



## 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.