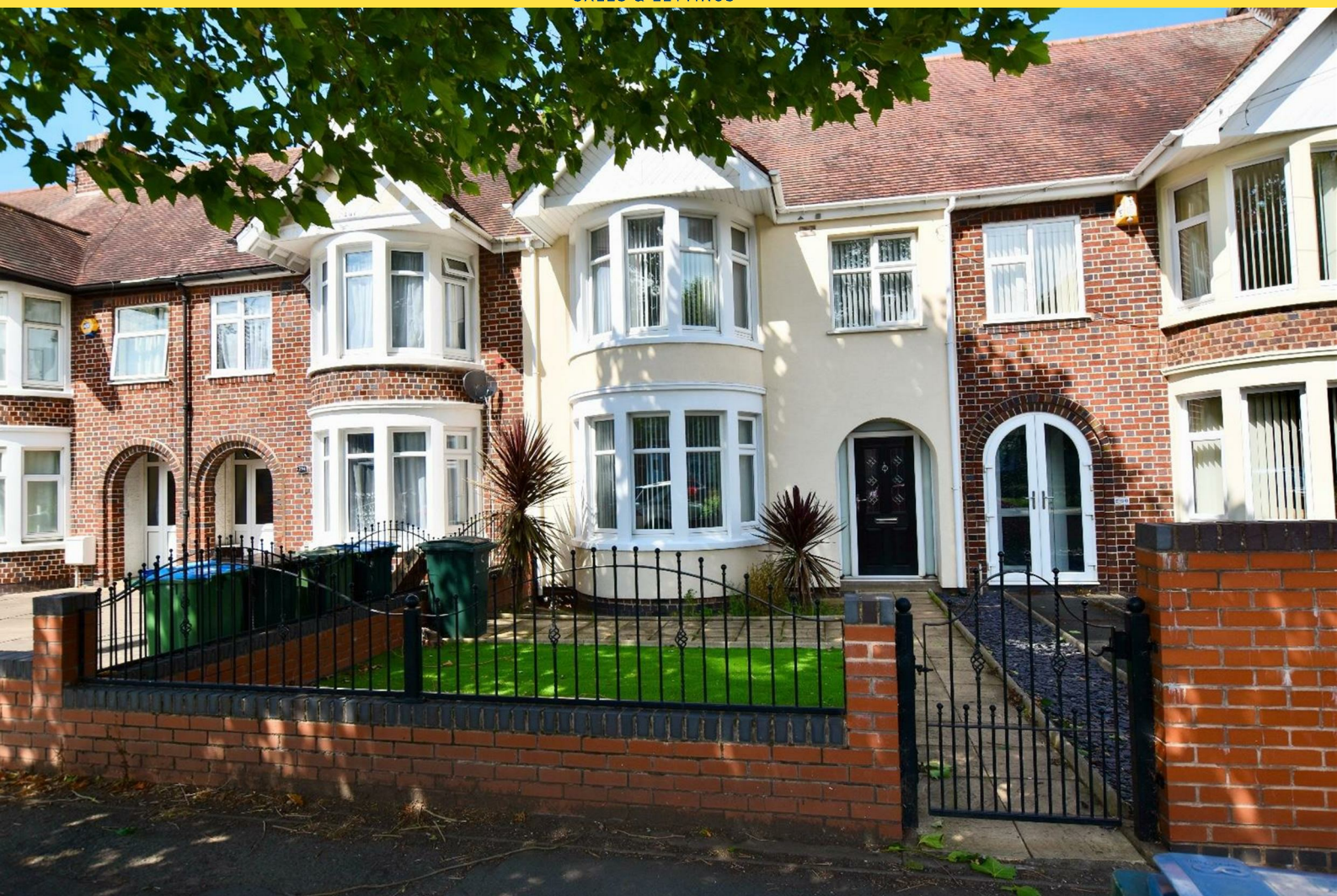




TAILOR MADE

SALES & LETTINGS



Allesley Old Road

Chapelfields, Coventry, CV5 8GH

Asking Price £290,000



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Tailor Made Sales and Lettings are delighted to bring to market this stunning, extended double bay fronted terraced, family home located in the popular area of Chapelfields. Ideally positioned within a stones throw of neighbouring Allesley Park, a wide range of local amenities, shops, pubs, good schooling, two parks and public transport links.

The property has been stylishly renovated throughout and is presented to an excellent standard, benefiting from a large full width rear conservatory utility, WC and open plan modern kitchen / diner. There is a cosy front lounge with bay window and spacious entrance hallway with stunning glass and oak staircase.

The rear garden is an excellent size, a fairly blank canvas with the huge attraction of a detached modern wooden cabin used as a home office / gym with own electric supply, fully insulated and hard wired internet.

The first floor comprises a modern family bathroom, three good sized well decorated bedrooms and an en-suite shower room and WC.

The front of the property has been externally insulated, rendered with astro turf front garden, wall enclosed with modern wrought iron railings.

Property summary

Entrance Hallway

Stunning glass and oak stair case, doors off to the lounge and kitchen / diner, under stairs storage and central heating radiator.

Lounge

Double glazed bay window to the front elevation and central heating radiator.

Kitchen / Diner

A range of modern cream gloss wall and base units, eye-level microwaves and oven, dishwasher, four ring hob and stainless steel sink drainer. There is a spacious dining area, patio doors into the conservatory and double glazed window.

Conservatory

A large, full width brick based conservatory, with double glazed patio doors, double glazed windows, door to the WC and utility.

WC

Double glazed window, wash hand basin and WC.

Utility

Base units, counter top and space for washing machine and tumble dryer.

Detached Home Office / Gym

A recently constructed wooden cabin, with its own electrical supply, hard wired internet, power sockets, heating and fully insulated with glazed double doors. Currently used as a home office and gym.

First Floor Landing

Doors off to all three bedrooms and the bathroom.

Bedroom One

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

Bedroom Two

Double glazed window, built in wardrobes, central heating radiator and door into the en-suite.

En-Suite

Tiled shower enclosure, WC, wash hand basin with splash back tiling, wall mounted gas combination boiler.

Bedroom Three

Double glazed window and central heating radiator.

Bathroom

A white suite comprising a p-shaped bath with shower over, glass screen, wash hand basin, WC, vanity unit, heated towel rail 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.



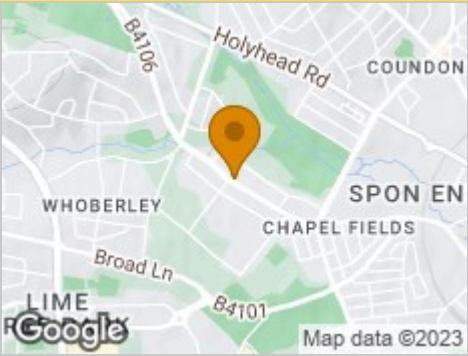
Road Map



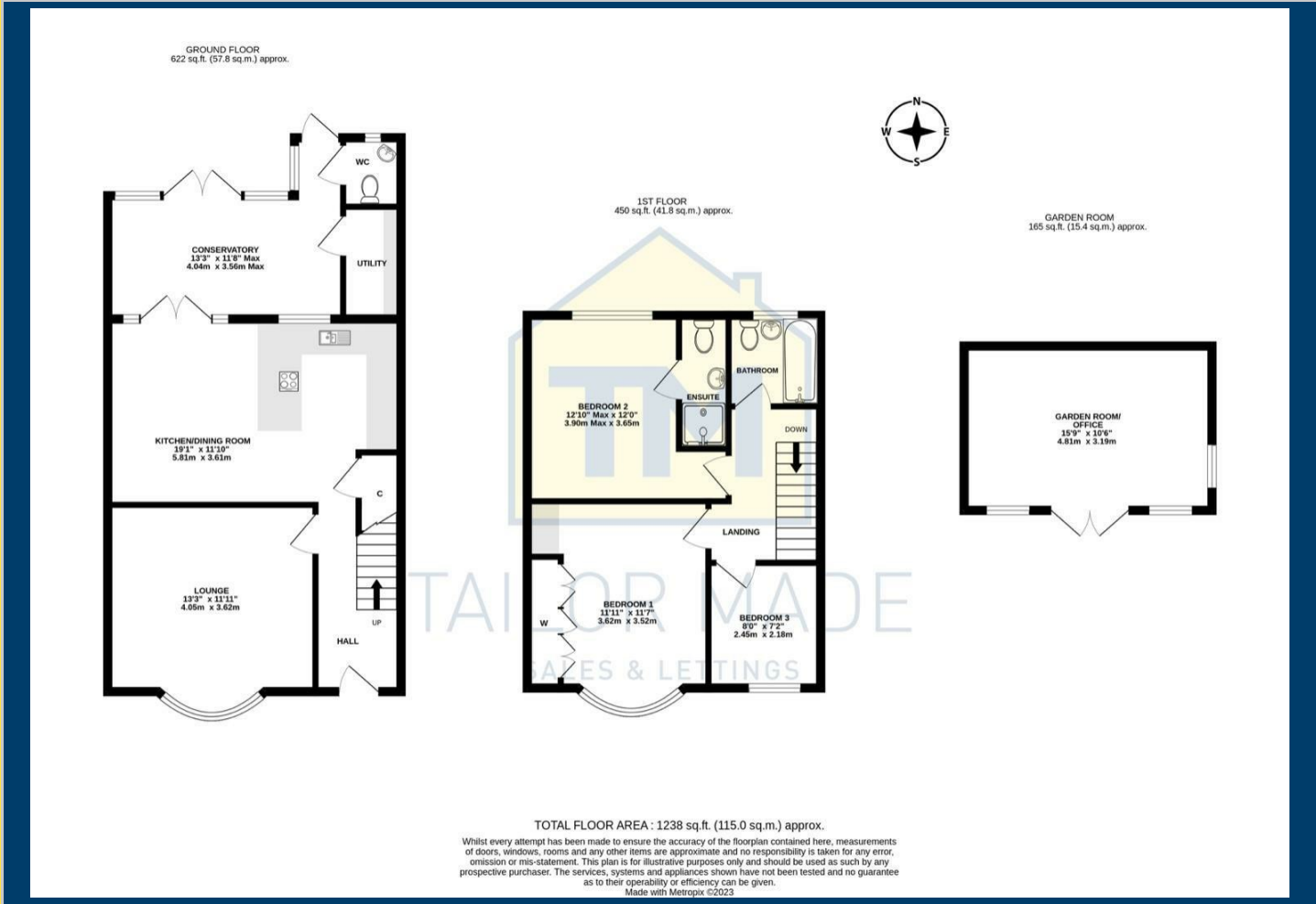
Hybrid Map



Terrain Map



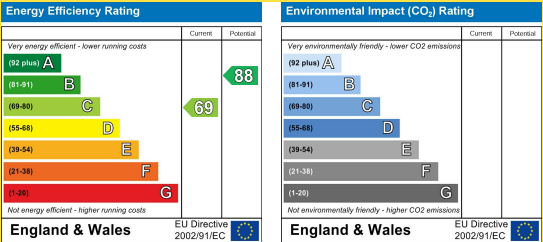
Floor Plan



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.