



TAILOR MADE
SALES & LETTINGS



Frilsham Way

Allesley Park, Coventry, CV5 9LR

Price £255,000



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Tailor Made Sales and Lettings are delighted to bring to market this extended three bedroom semi detached, family home, located at the top end of Allesley Park, a short distance from the park entrance.

There is off-road parking to the front and side of the property, as well as gated parking to the rear and access to the single garage. The property is in good condition throughout, but with bags of potential to further develop and expand subject to planning.

The ground floor accommodation comprises a spacious entrance hallway, doors off to a large through lounge / diner, extended family room, modern kitchen and stairs to the first floor landing. The first floor comprises two double bedrooms and a good size single bedroom, complete with a family bathroom.

The garden is well kept, fence and double gate enclosed, comprising a paved patio, parking area in front of the single garage, lawn and additional area behind the garage, which could be an additional patio, storage or hot tub area.

Positioned on a quiet road, only one street from the park entrance, short distance to local shops, amenities, bus terminus, village hall and much more.

Accommodation Summary

Entrance Hallway

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

Lounge / Diner

Double glazed window to the front elevation, central heating radiator, gas fire and double doors leading to the family room.

Family Room

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

Kitchen

A modern range of wall and base units, ceramic sink drainer, freestanding cooker and four ring hob, built in cooker-hood, integrated fridge freezer, space for a dishwasher and washing machine, double glazed window to the side and rear elevation.

First Floor Landing

Doors off to all three bedrooms and the bathroom.

Bedroom One

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

Bedroom Two

Double glazed window to the rear and central heating radiator

Bedroom Three

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

Bathroom

Fully tiled, white suite, comprising a bath with shower over, glass screen, 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

Tel: 024 76939550

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.

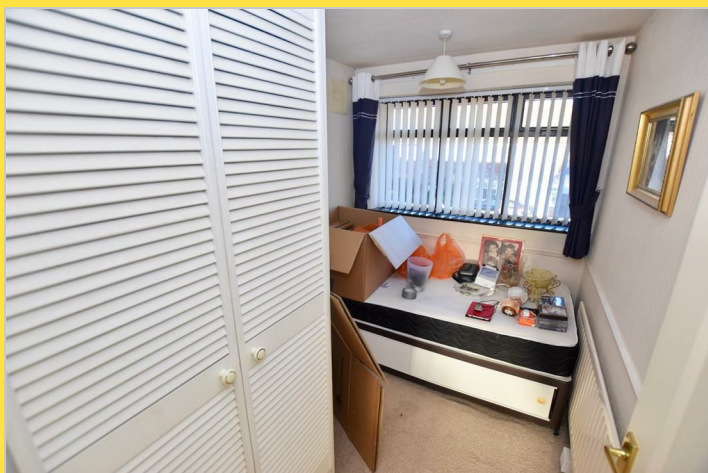
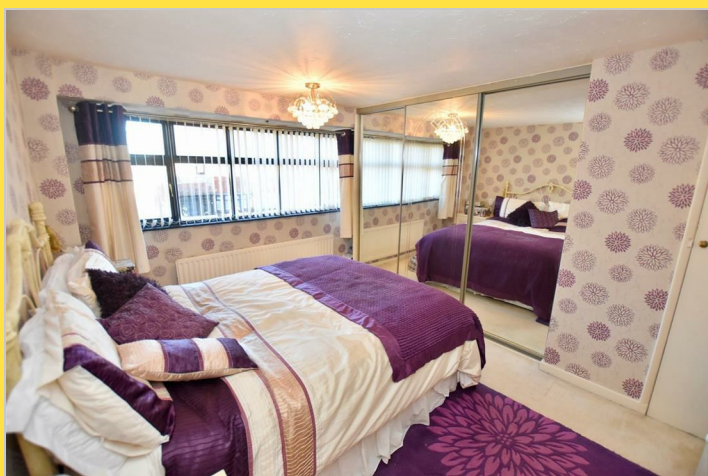
The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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



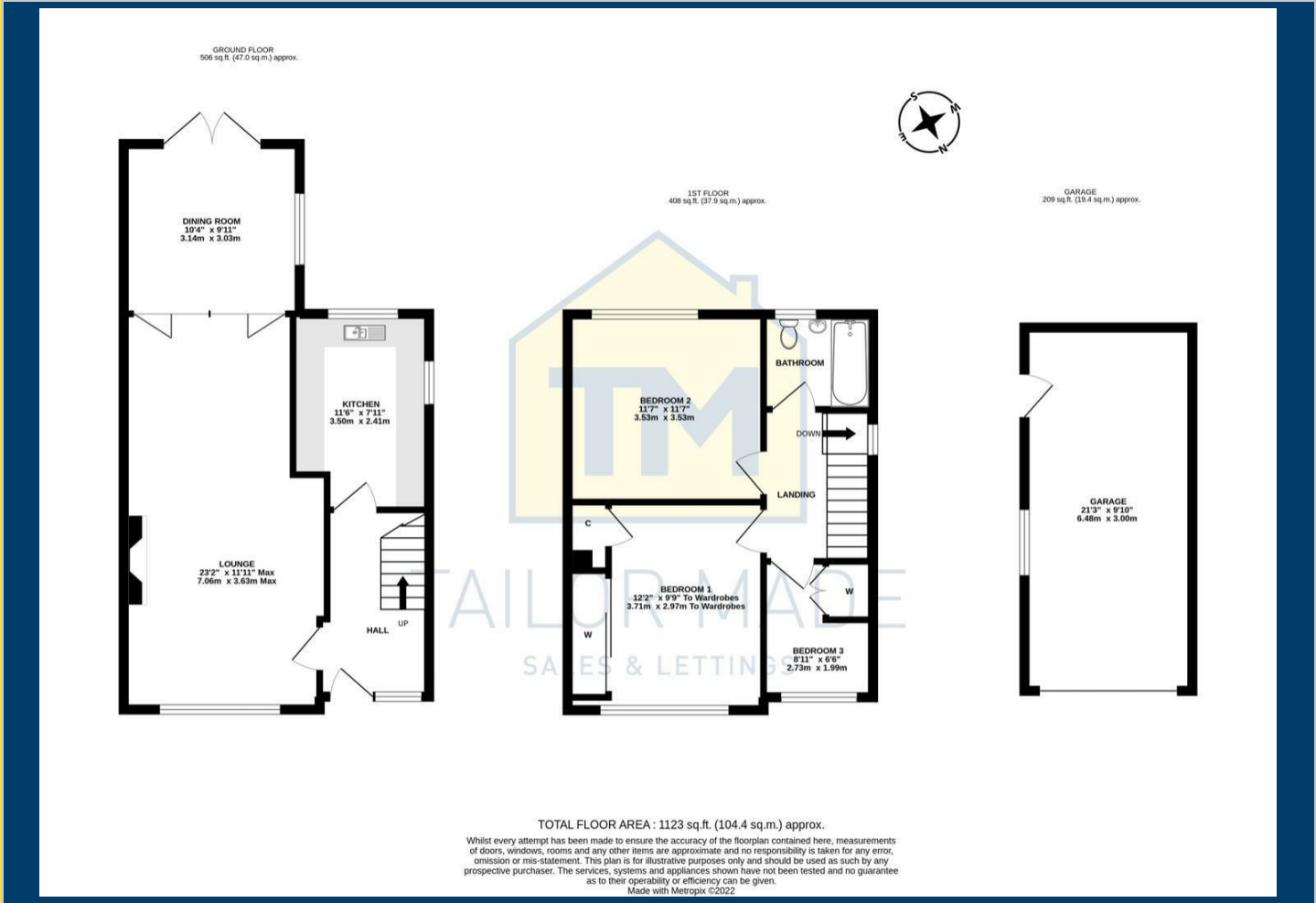
Hybrid Map



Terrain Map



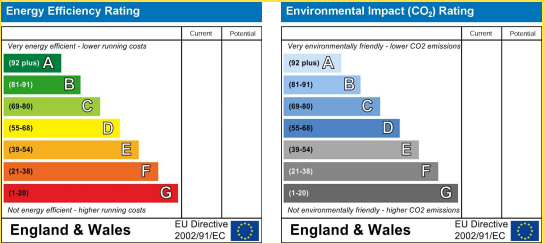
Floor Plan



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.