TAILOR MADE

SALES & LETTINGS



Chetwode Close

Allesley Park, Coventry, CV5 9NA

Asking Price £150,000

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A two double bedroom ground floor maisonette, tucked away on a quiet cul-de-sac in the much sought after area of Allesley Park. An ideal opportunity for a first time buyer to get on the property ladder, or investment opportunity.

The property benefits from a front garden, driveway to the front providing off road parking for one vehicle, garage to the rear with electric remote controlled door and additional parking for a small vehicle in front and the huge advantage of a private enclosed rear garden, directly accessed from the property.

The accommodation comprises a front porch, entrance hallway, good sized lounge / diner, modern fitted kitchen, UPVC sun room, two spacious double bedrooms and a modern, refitted shower room with new suite, comprising a walk in shower enclosure, WC, wash hand basin with vanity unit, chrome heated towel rail and double glazed window.

The rear garden is private, fence enclosed with secure gated access to the side, direct access into the garage and fairly low maintenance with slabs, raised flower beds, shrub border and timber summer house.

Full Property Summary

Entrance Porch
Double glazed window and door, access into the entrance hallway.

Entrance Hallway
Doors to all principle rooms.

Lounge
A large double glazed window to the front elevation, electric fire and brick surround, central heating radiator and door into the kitchen.

Kitchen
A modern selection of wall and base units, laminate counter tops, stainless steel sink drainer, freestanding cooker with gas hob and built in splash back, space for under counter white goods, double glazed window and door to the sun room.

UPVC Sun Room
Double glazed windows and door overlooking the garden, plumbing for a washing machine.

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

Bedroom Two
Double glazed window to rhe rear overlooking the garden and central heating radiator.

Shower Room
A refitted modern shower room with stylish wall paneling, walk in shower enclosure, WC, wash hand basin with vanity unit, chrome heated towel rail and double glazed window.

Agents Note
We have been advised by the client there was a 999 year lease issued on 29/5/1997, with no ground and service charge. All repairs to the building are to be split 50/50 with the first floor maisonette. Separate building insurance is to be obtained by the owners of each property and all details surrounding the lease should be verified by your conveyancer.

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 some of our photographs may include the use of AI furnishings to demonstrate how a room could be presented.

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



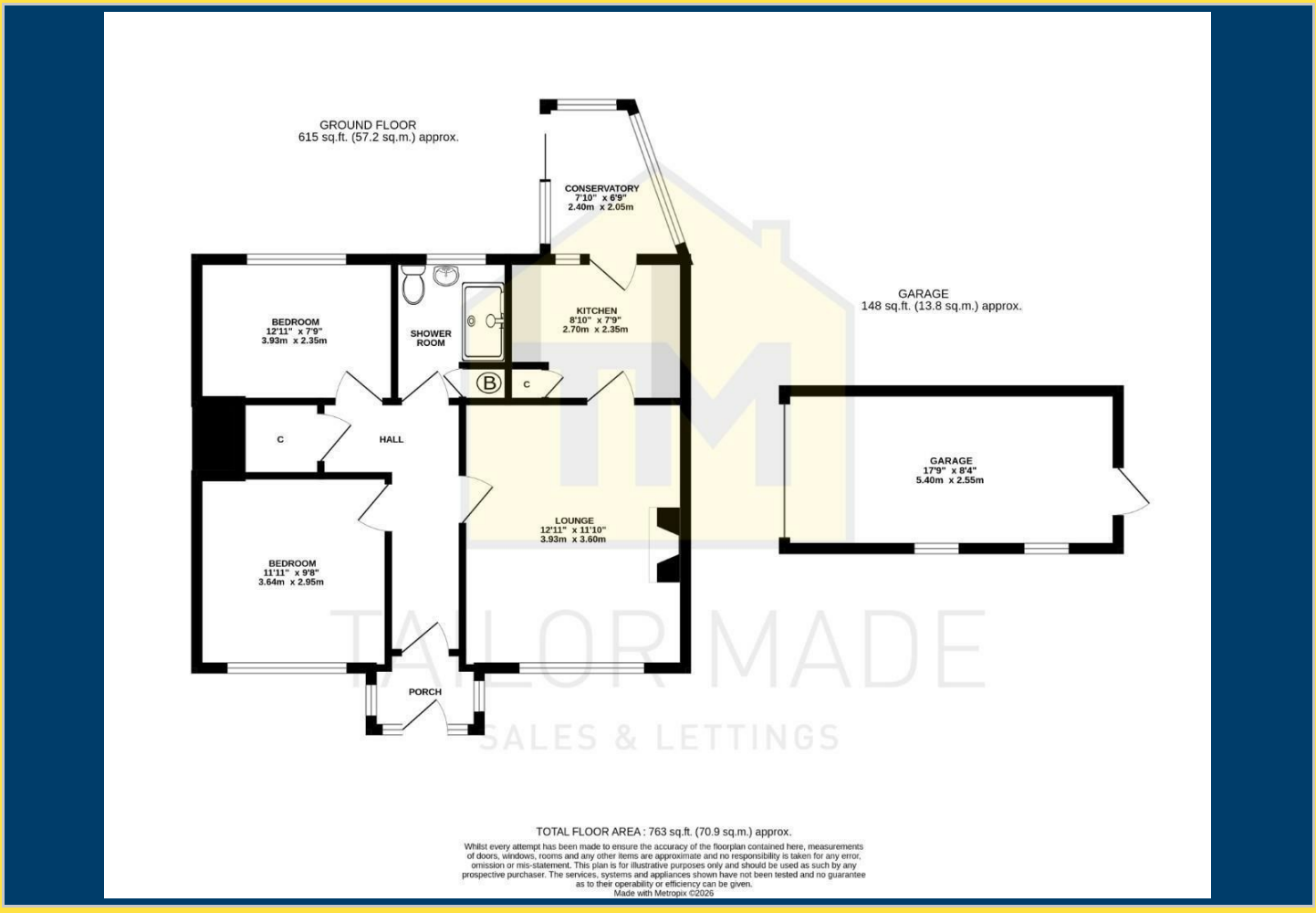
Hybrid Map



Terrain Map



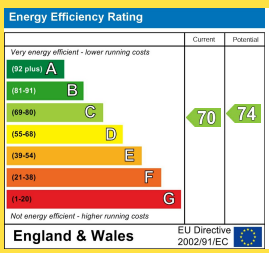
Floor Plan

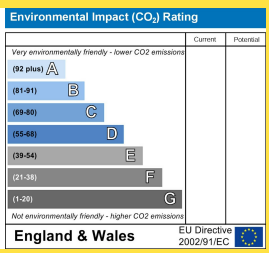


Viewing

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.

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