



TAILOR MADE
SALES & LETTINGS



Allesley Old Road

Allesley, Coventry, CV5 8GE

Asking Price £245,000



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Tailor Made Sales and Lettings are delighted to introduce to market this traditional double bay fronted end of terrace, family home, set back from the road, opposite Allesley Park. This popular location is ideal for growing families looking for an excellent school catchment area, wide range of local amenities and easy access to Allesley Park and Coundon Wedge. The property has a private and leafy frontage, raised up from the road and huge advantage of a double garage to the rear, with direct rear vehicular access from Dulverton Avenue and electric roller door with fob.

The ground floor has been extended and comprises a large entrance hallway, porch, spacious through lounge / diner with bay window, extended kitchen, utility area and a shower/WC room.

The first floor comprises two spacious double bedrooms, a good sized single bedroom and a family bathroom. There is a mature front and rear garden, double garage, power lighting and electric roller door with direct vehicular access from Dulverton Avenue.

Ideally positioned within easy reach of St Christophers and St John's School Primary Catchment area, wide range of local amenities in Allesley Park and Coundon and a short walk to popular Coundon Wedge and Allesley Park & Golf Course.

Full Property Summary

Entrance Porch

Entrance Hallway

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

Through Lounge / Diner

Double glazed bay window to the front elevation, brick fire surround with gas fire, central heating radiators and sliding patio doors onto the garden.

Extended Kitchen

A range of wall and base units, laminate counter tops, one and half bowl sink drainer, cooker with gas hob, space for white goods and leads into a utility area. Double glazed window to the side elevation and doors to the shower room and garden.

Shower Room

Modern shower enclosure, WC, wash hand basin, radiator and window.

First Floor Landing

Doors to all three bedrooms and the family bathroom.

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Bathroom

In need of modernisation, but comprising a coloured suite including a bath with shower over, 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.

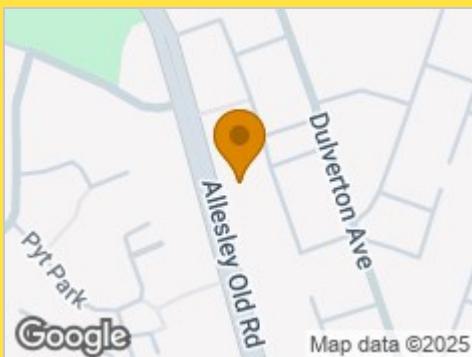
These particulars are issued in good faith but do not constitute representations of fact, or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.

Money Laundering Regulations

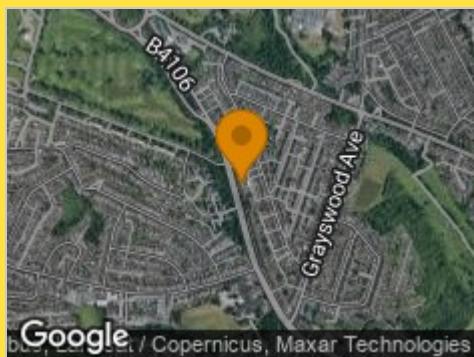
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulators, will be appreciated and assist with the smooth progression of the sale.



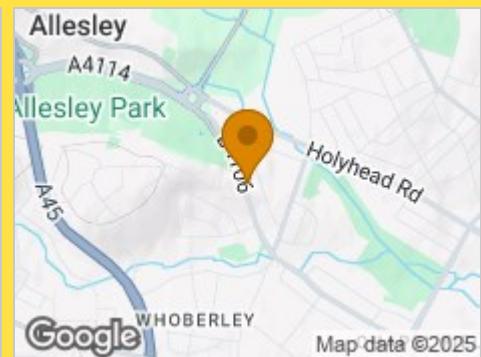
Road Map



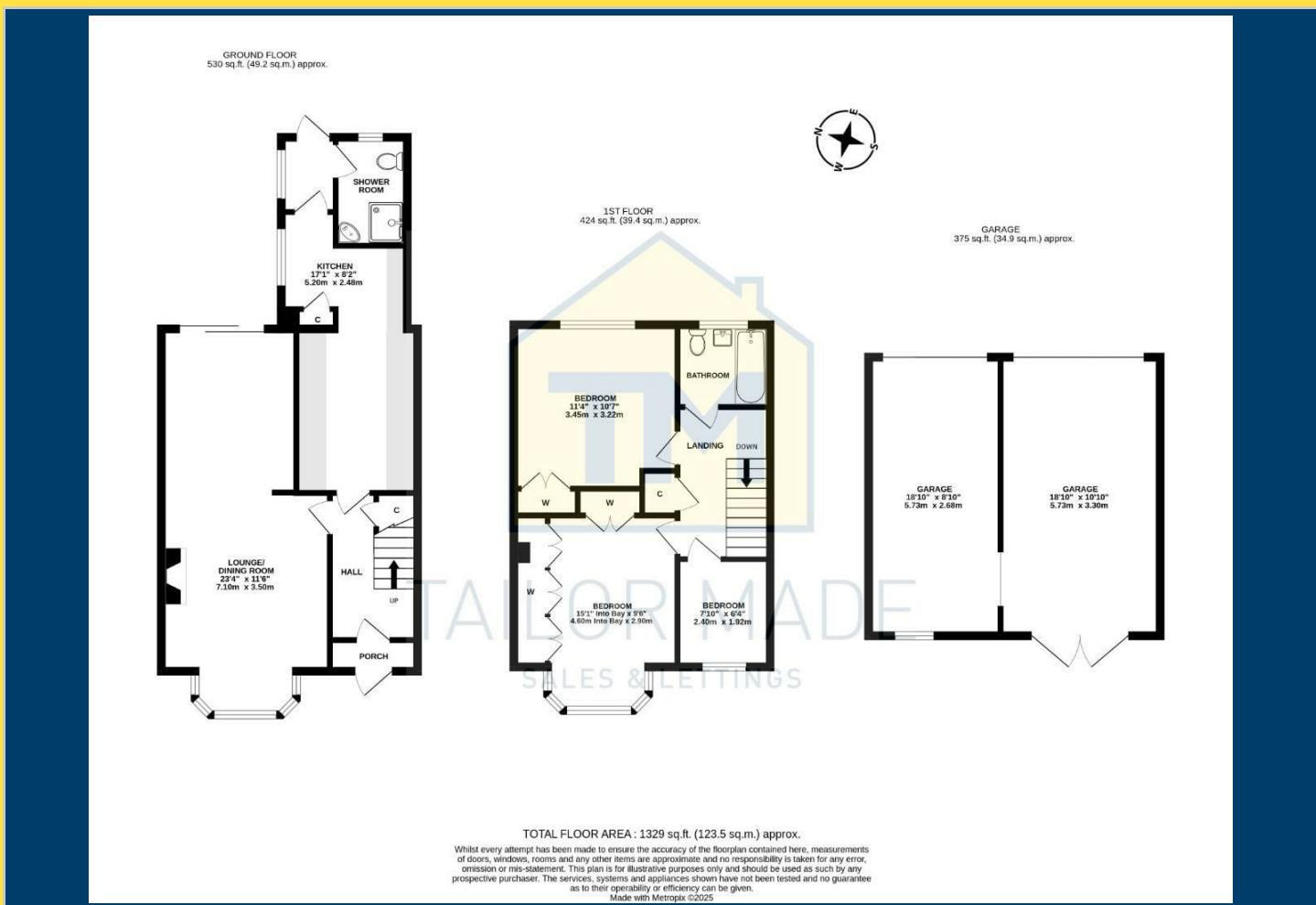
Hybrid Map



Terrain Map



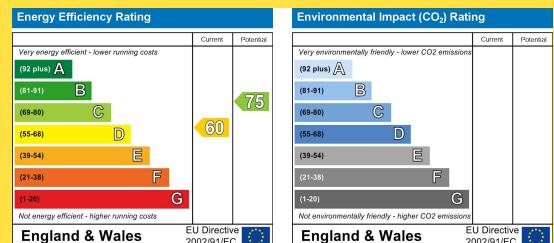
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.