



TAILOR MADE

SALES & LETTINGS



Ashbridge Road

Allesley Park, Coventry, CV5 9LB

Price £289,950



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A much larger than average three bedroom, extended terrace with loft room, occupying a large plot in the heart of Allesley Park. The property, situated on Ashbridge Road, is a quiet street, running parallel to Winsford Avenue, where a small selection of shops can be found, along with medical practices, community centre, the park and three primary schools.

There is a large driveway to the front of the property, providing ample parking for at least four vehicles, along with a double garage to the rear which has been cleverly converted into a large home bar and games room, coupled with a covered hot tub and seating area.

The ground floor of the property comprises a front entrance porch, spacious entrance hallway with door off to a large separate lounge with double doors into an extended open plan kitchen / diner with central island unit. There is a utility area and newly added WC.

The first floor comprises a family bathroom, three good sized bedrooms and stairs to an excellent sized loft room, fully decorated with heating, electrics and Velux sky light and built in blind.

There is an excellent sized, south facing rear garden, comprising a patio area, good sized lawn with shrub border, pond and covered hot tub and seating area leading to the home bar and games room.

Summary

Entrance Porch

Door into the entrance hallway, double glazed windows to the front.

Entrance Hallway

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

Lounge

Double glazed window to the front elevation, central heating radiator and double doors into the kitchen / diner.

Kitchen / Diner

A selection of wall and base units, central island unit.

Utility Area

Cloakroom / WC

WC, wash hand basin.

First Floor Landing

Doors off to all three bedrooms and the family bathroom.

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Second Floor Landing

Door into the loft room

Loft Room

Velux sky light with built in blind, central heating radiator, fully decorated and built in eaves storage.

Home Bar / Games Room

A fully kitted out home bar with fire place, seating area, bar area ideal to install your own beer pumps and optics, power and lighting, internet cabling and ample room for games table, i.e pool table, table tennis.

Tel: 024 76939550

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.



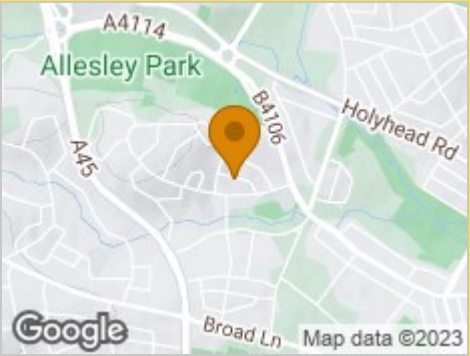
Road Map



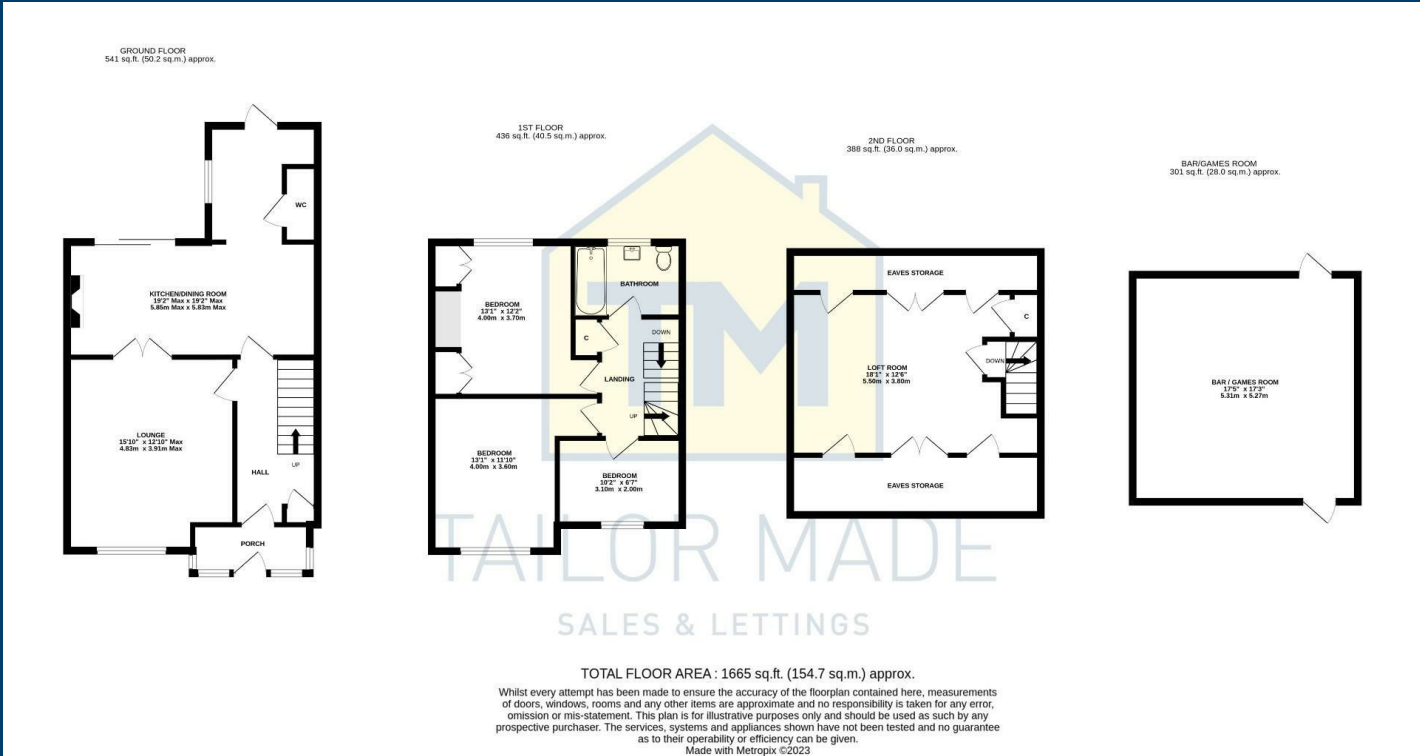
Hybrid Map



Terrain Map



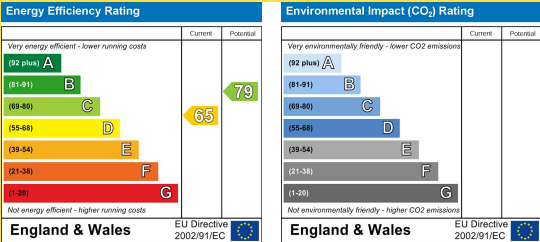
Floor Plan



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.