



TAILOR MADE
SALES & LETTINGS



Aldbury Rise

Allesley Park, Coventry, CV5 9JP

Offers Over £200,000



ANOTHER PROPERTY SOLD BY
TAILOR MADE
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Introducing this three bedroom end of terrace property located in the centre of the popular Allesley Park estate, a short walk from the wide range of amenities on offer and well regarded primary schools within walking distance.

The property is offered to the market with no onward chain and would suit first time buyers and young families, there is some modernisation required, but the opportunity to add your own stamp over time to make it your own.

There is off road parking to the front of the property, secure gated side access and a garage to the rear with vehicular access.

The ground floor accommodation comprises an entrance hallway, front lounge, fitted kitchen, extended dining room and downstairs wet room. The first floor comprises two double bedrooms, a good sized single bedroom and the main bathroom with bath, shower over, WC and wash hand basin.

The garden is fairly low maintenance with a raised decking area, steps down onto a small patch of lawn, access into the garage and gated access into the rear service road.

Full Property Summary

Entrance Hallway

Doors off to the lounge and kitchen. Stairs to the first floor.

Lounge

Double glazed window to the front elevation, gas fire with stone surround and central heating radiator.

Kitchen

A selection of wall and base units, laminate counter tops, four ring gas hob, stainless steel sink drainer, electric oven, and space for white goods, double glazed window to the side elevation and doors to the dining room and wet room.

Dining Room

An extended dining room, which wraps round the rear of the kitchen and has patio doors to the garden and door to the wet room.

Wet Room

A fully tiled wet room comprising an electric shower, WC, wash hand basin, chrome heated towel rail and double glazed window.

First Floor Landing

Doors to all three bedrooms and the bathroom.

Bedroom One

Double glazed window to the front, built in cupboard with wall mounted gas combination boiler and central heating radiator.

Bedroom Two

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

Bedroom Three

Double glazed window to the front elevation, radiator and cupboard above the bulk-head.

Bathroom

Full tiled bathroom, comprising a white suite including a bath with shower over, WC, wash hand basin with vanity unit, radiator and double glazed window.

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



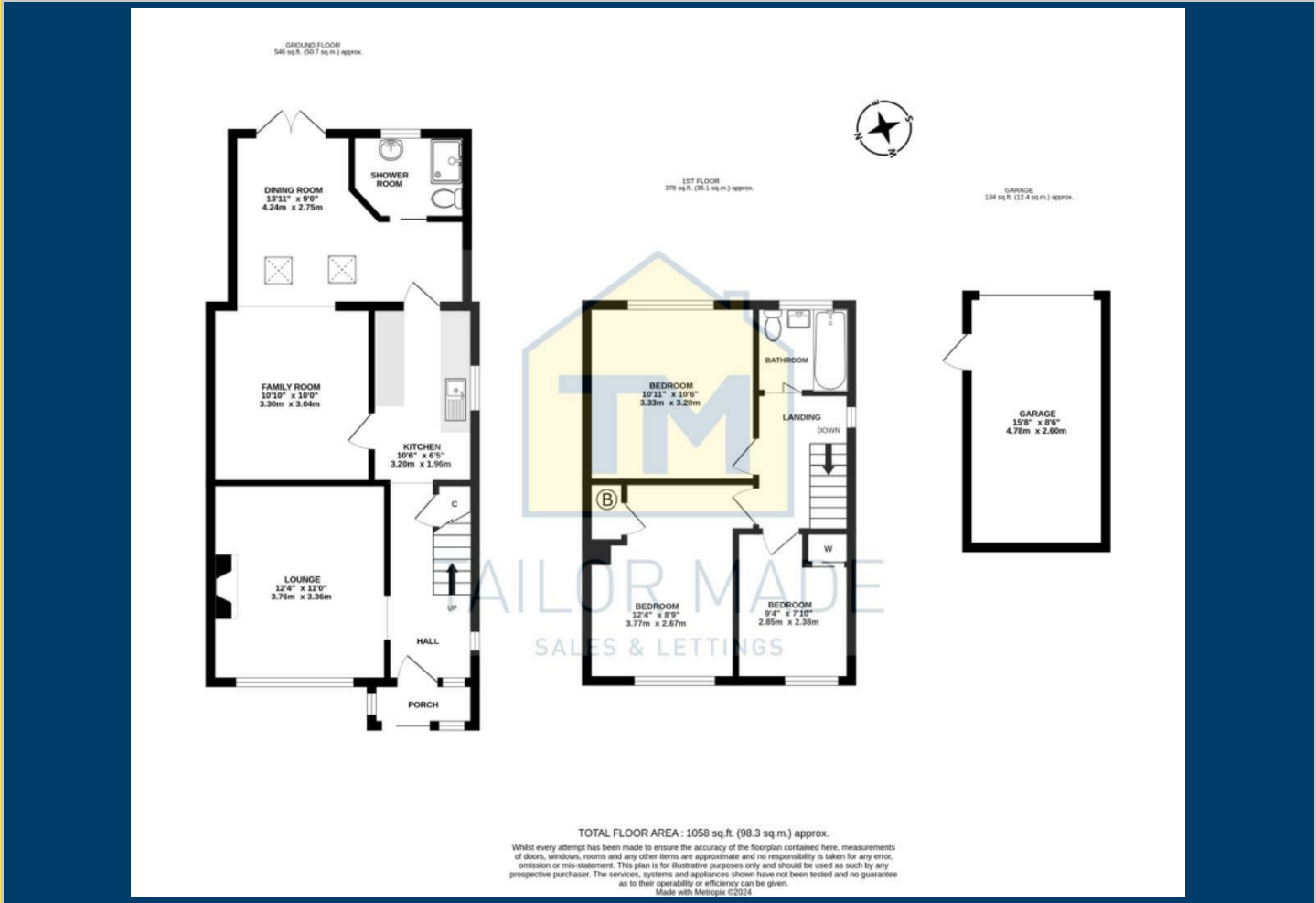
Hybrid Map



Terrain Map



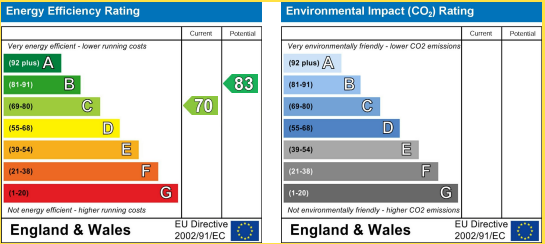
Floor Plan



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.