TAILOR MADE

SALES & LETTINGS



Kendal Rise

Allesley Park, Coventry, CV5 9JZ

Offers In The Region Of £280,000

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Tailor Made Sales and Lettings are delighted to bring to market this extended, mid terraced family home located in the heart of much sought after Allesley Park. The property is perfectly positioned within a moments' walk of a wide range of local amenities including cafe, hairdressers, doctors surgery, dentist, pharmacy, community centre and convenience stores. There is a popular selection of primary schools and easy access to Allesley Park & Coundon Wedge.

The property benefits from a driveway, providing ample off road parking and large rear garden with good rear vehicular access. The ground floor has a full width rear extension, now providing a lovely open plan kitchen / dining / family area, separate utility, WC, dining and lounge area. There is a spacious entrance hallway and stairs to the first floor.

The first floor landing has doors off to two spacious double bedrooms and a good sized single bedrooms. There is an airing cupboard and modern family shower room. The lofts in this style of property lend themselves to a future conversion with en-suite, should you require more space in the future.

Full Property Summary

Entrance Hallway
Door off to the lounge / diner, meter cupboard and stairs to the first floor.

Lounge Area
Double glazed window to the front elevation, radiator and stylish inset fire. Open plan to the dining area.

Dining Area
Central heating radiator and open plan to the utility and kitchen area.

Kitchen / Dining / Utility
A range of wall and base units, laminate counter tops and breakfast bar area, range cooker with six ring hob, extractor hood, space for white goods and utility area, double glazed window to the rear, double glazed patio doors to the garden, door into the WC

WC
Wash hand basin, WC

First Floor Landing
Doors to all three bedrooms, the airing cupboard and shower room.

Shower Room
A modern fully tiled shower room with walk in shower enclosure, WC with wash hand basin and vanity unit, heated towel rail and double glazed window.

Bedroom One
Double glazed window to the front elevation, built in wardrobes and central heating radiator.

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

Bedroom Three
Double glazed window and central heating radiator.

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



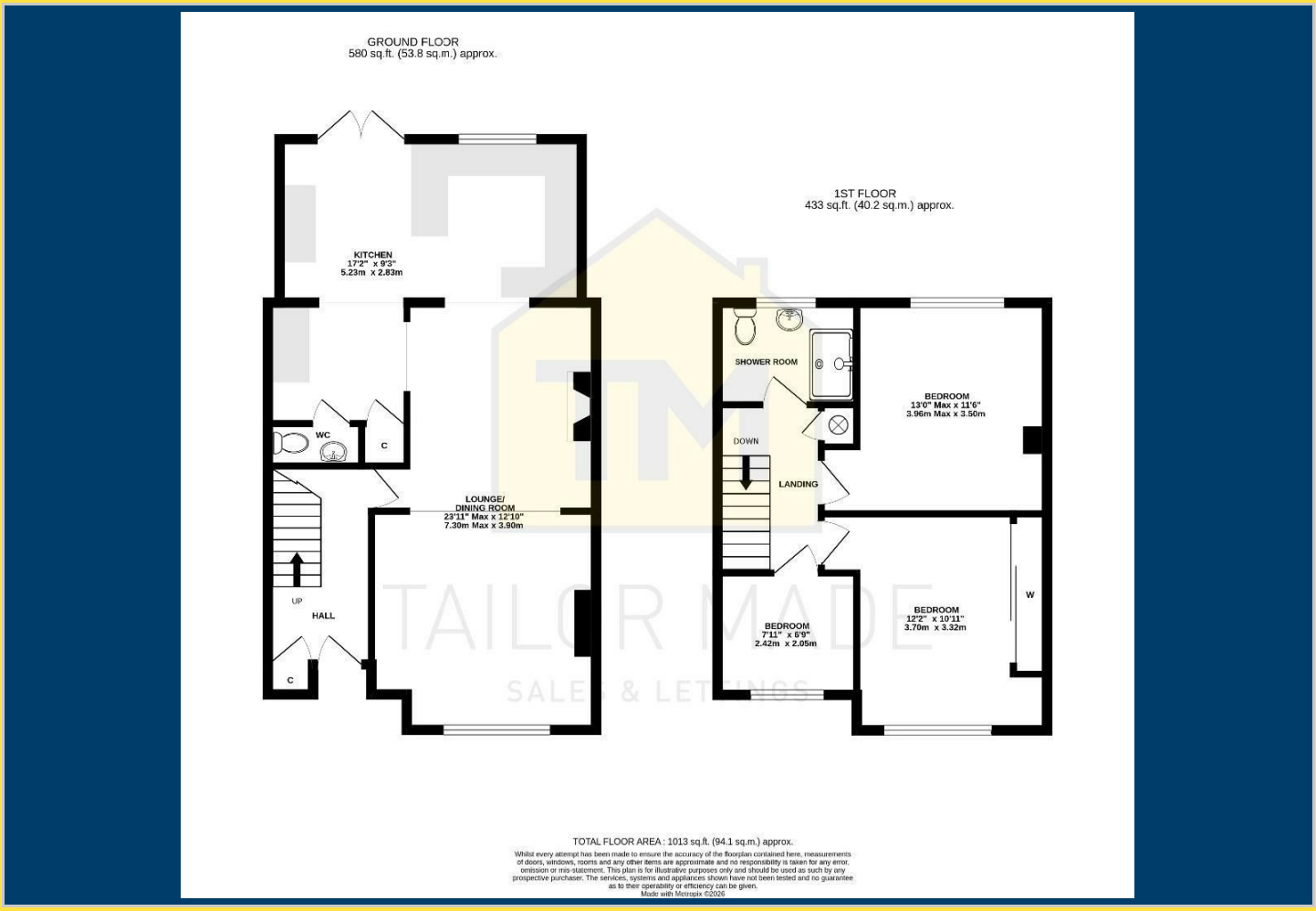
Hybrid Map



Terrain Map



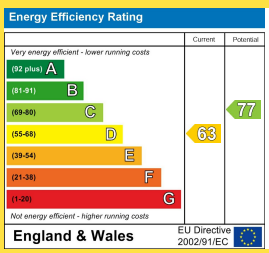
Floor Plan

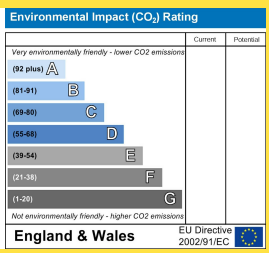


Viewing

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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