



**TAILOR MADE**  
SALES & LETTINGS



**Barnfield Avenue**

Allesley Village, Coventry, CV5 9GE

Asking Price £150,000



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Tailor Made Sales and Lettings are delighted to bring to market this sensibly priced one double bedroom, semi detached bungalow located in the heart of Allesley Village. This very popular village location has the best of both worlds, with a wide range of local amenities, choices of good pubs, medical practices and public transport links, as well as being on the edge of beautiful countryside, Coundon Wedge and cross the bridge to Allesley Park.

The property is set back from the road, with a good sized private front garden a pathway leading to the front door. The accommodation, all on one level, comprises an entrance hallway, good sized lounge to the front, double bedroom with fitted storage to the rear overlooking the garden, shower room, kitchen which does need modernising but opens into a lean-to conservatory.

The property is double glazed, gas central heated and offered with no onward chain. There is also the benefit of an excellent sized rear, private rear garden.

## Summary

### Entrance Hallway

Doors off to all principle rooms.

### Lounge

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

### Kitchen

A basic selection of wall and base units, space for appliances, pantry and double glazed sliding doors to a lean-to conservatory.

### Lean-To Conservatory

Double glazed windows to the rear, space for a dining table and door onto the garden.

### Bedroom

Double glazed window overlooking the garden, fitted storage and central heating radiator.

### Shower Room

Modern shower enclosure and tiling, wash hand basin, WC, radiator and double glazed window

### Garden

A fence enclosed private rear garden, mainly laid to lawn with patio area, timber shed and gated side access.

### 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



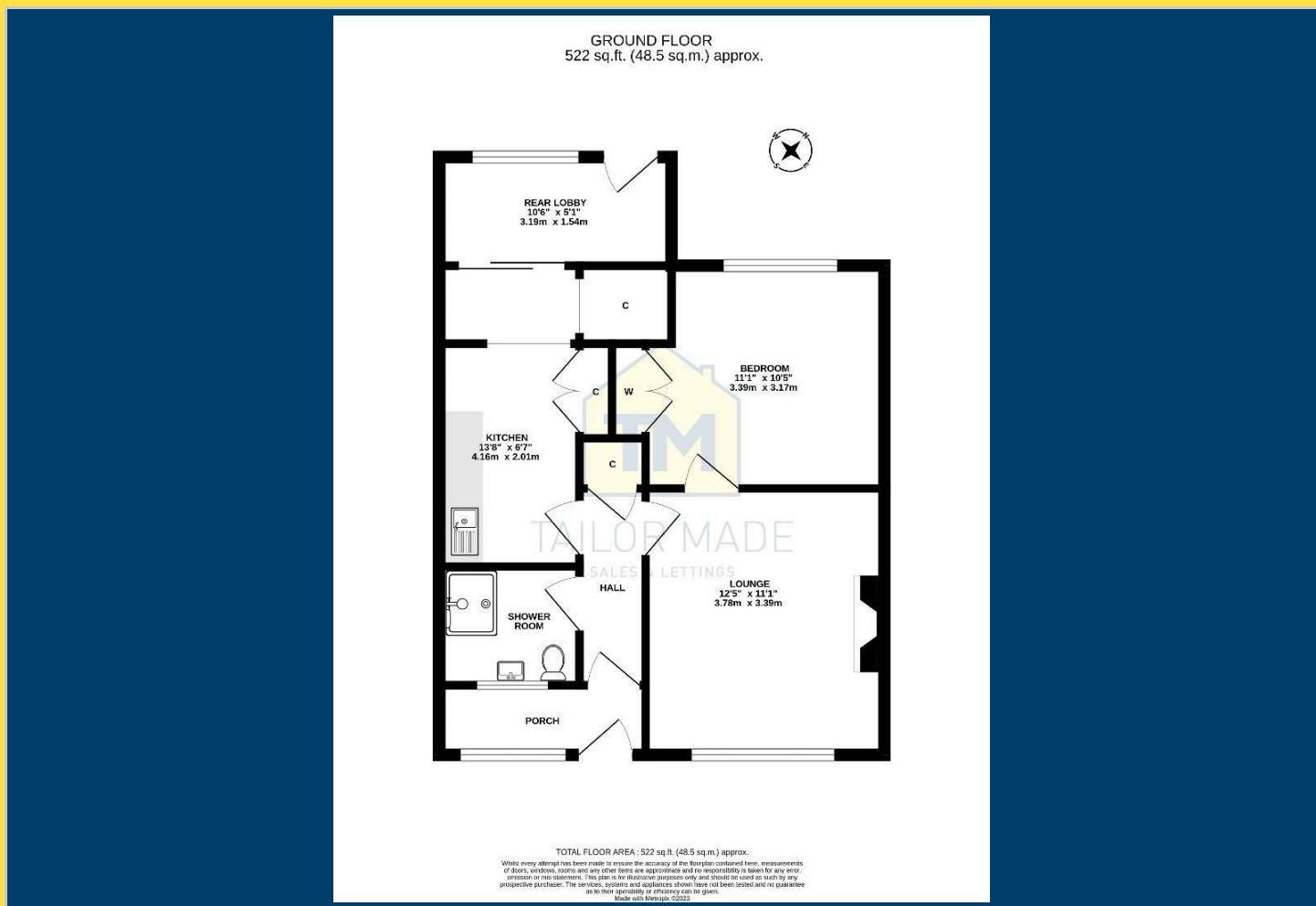
## Hybrid Map



## Terrain Map



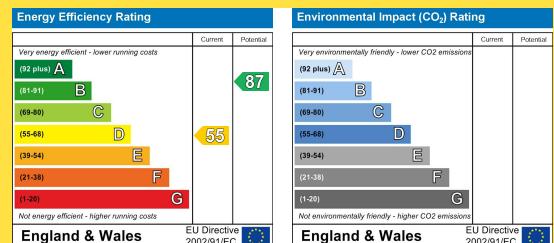
## Floor Plan



## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.