



**TAILOR MADE**  
SALES & LETTINGS



## Nursery Walk

Allesley, Coventry, CV5 9GQ

Asking Price £340,000



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Introducing this stunning three bedroom semi detached, built by Bloor Homes in the summer of 2021 with a valid NHBC builders warranty. The current owners chose this plot due to having one of the larger SOUTH FACING gardens on this lovely Chestnut Gardens development, as well as the quiet and secluded position of these two semi detached family homes, with huge amount of off-road parking, being situated on the left hand side of a private driveway, only serving two properties. The seller also opted for several high end upgrades when purchasing, including Amtico floor, built in wardrobes, appliances and upgraded tiling in the bathrooms.

This excellent family home enjoys a peaceful and pleasant outlook to the front, ample private parking, secure side access to the rear garden and EV charge point. Chestnut Gardens is located just off Browns Lane, a short distance from excellent local amenities, located within Allesley Village and neighbouring Brownshill Green, lovely country pubs, excellent transport links, easy access to the road network and a stones throw from lovely countryside walks and bike-rides.

The ground floor comprises a spacious entrance hallway, front lounge with ample power outlets, TV point, under stairs storage and built in blinds, stunning rear kitchen / diner, perfect for entertaining, overlooking the garden, small utility area and downstairs WC.

The first floor comprises three well proportioned bedrooms, all neutrally decorated, show home condition with built in wardrobes to two bedrooms, built in blinds and lovely en-suite shower room to the master bedroom. The family bathroom, hardly used by the current owners, comprises a bath with shower over, lovely tiling, WC, wash hand basin, radiator and double glazed window.

## Property Summary

### Entrance Hallway

Door to the lounge and stairs to the first floor landing

### Lounge

Double glazed window to the front elevation with built in blinds, radiator, under stairs storage cupboard and door into the kitchen / diner.

### Kitchen / Diner

A range of modern wall and base units, laminate counter tops, under unit lighting, four ring gas hob, extractor hood above, electric oven, one and half bowl sink drainer, splash back modern tiling, space for fridge freezer and ample dining space, double glazed windows and patio doors to the garden with built in blinds, opening to the utility area and WC.

### Utility Area

Wall and base unit, laminate counter top, space for washing machine, door into the downstairs WC.

### Cloakroom

WC, wash hand basin, splash back tiling, radiator and extractor fan

### First Floor Landing

Doors off to all three bedrooms and the family bathroom.

### Bedroom One

Double glazed window to the front elevation with built in blinds, built in wardrobes, radiator and door into the en-suite shower room.

### En-Suite

Modern tiling, shower enclosure, wash hand basin with splash back tiling, WC, radiator and double glazed window with built in blinds.

### Bedroom Two

Double glazed window to the rear and radiator.

### Bedroom Three

Double glazed window to the front elevation, built in wardrobe and central heating radiator.

Tel: 024 76939550

## Bathroom

A modern white suite with upgraded modern tiling, comprising a bath with shower over, glass screen, 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



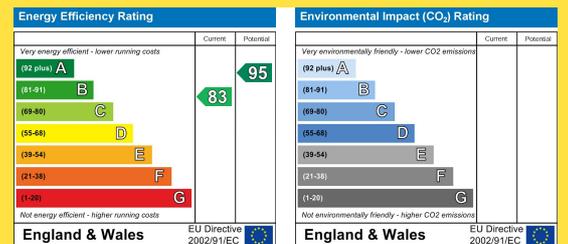
## Floor Plan



## 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.