TAILOR MADE

SALES & LETTINGS

Aldbury Rise

Allesley Park, Coventry, CV5 9JN

Offers Over £190,000

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Tailor Made Sales and Lettings are delighted to offer this excellent two double bedroom end of terrace home, situated in the heart of much sought after Allesley Park. Positioned a short walk from the park and wide range of local amenities the estate has to offer, including shops, schools, medical practices and much more.

The property is ideal for first time purchasers and those looking to downsize and has the huge advantage of no onward chain.

The ground floor comprises an entrance porch and hallway, spacious lounge across the front of the property and open plan modern kitchen / diner to the rear, leading into a conservatory / lean-to.

The first floor offers a modern bathroom with white suite, including a bath with shower over, wash hand basin with vanity unit, WC, modern wall panels and double glazed window.

There are two spacious double bedrooms with the rear bedroom having built in wardrobes. The garden is low maintenance , fence enclosed with paved patio, stone area and space for shrubs. There is a detached single garage with excellent rear vehicular 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 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,

Tel: 024 76939550

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

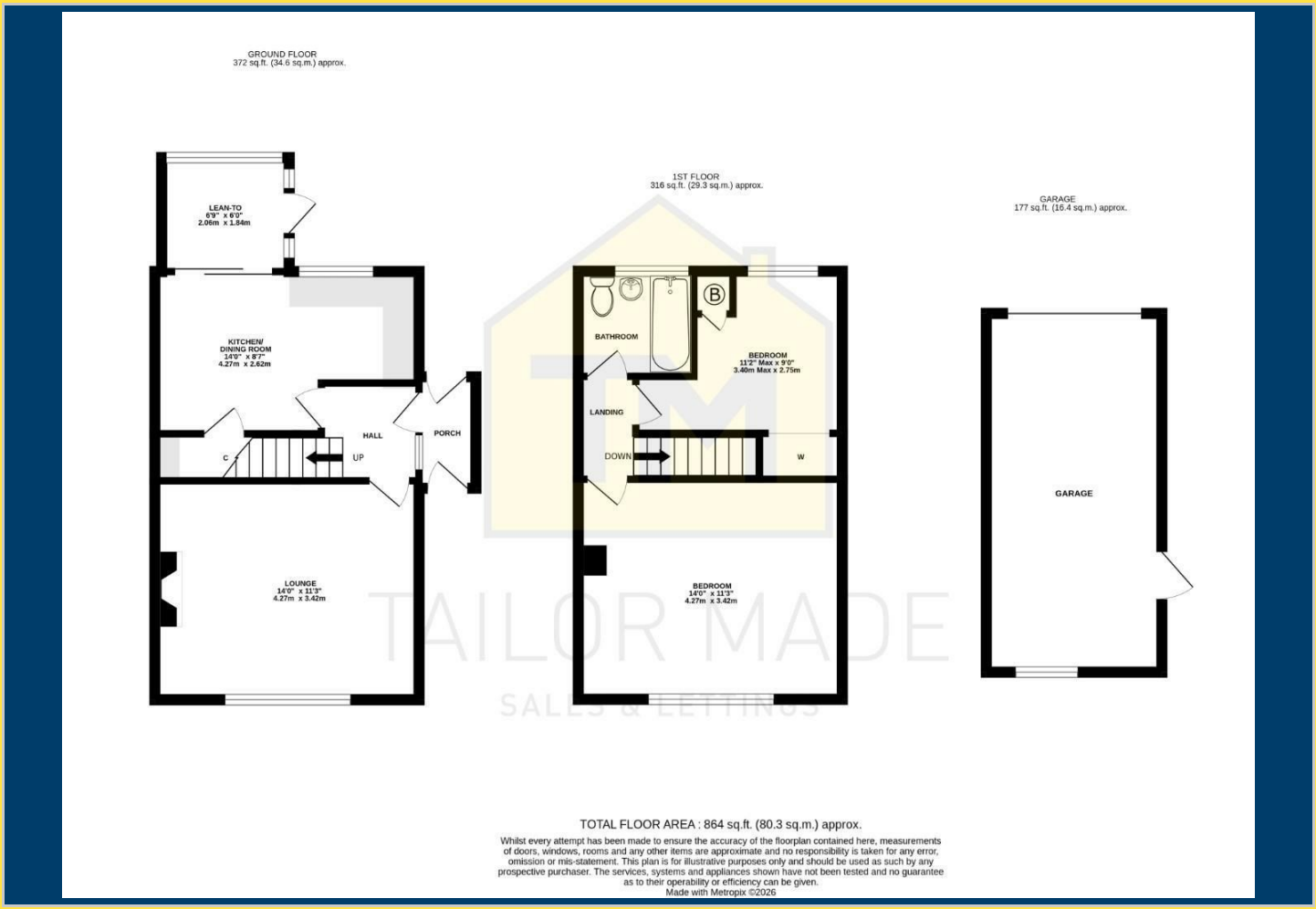
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulators, will be appreciated and assist with the smooth progression of the sale.

Road Map

Hybrid Map

Terrain Map

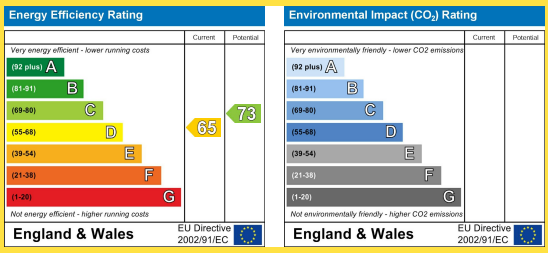
Floor Plan



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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