



TAILOR MADE

SALES & LETTINGS



## The Triangle

Allesley Park, Coventry, CV5 9LE

Offers Over £245,000



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Tailor Made Sales and Lettings are delighted offer this excellent three bedroom end of terrace, which has been extended to the rear to offer a well built brick based conservatory and dining kitchen. The property is nestled away in a quiet cul-de-dac overlooking a central green, close to the Allesley Park entrance, wide range of local amenities and excellent schooling choices and nursery.

The property benefits from a private west facing garden, off-road parking a motivated seller.

The ground floor offers an entrance porch, large open plan lounge / dining / hallway, modern kitchen / diner and door into a brick based conservatory, ideal for playroom or home office overlooking the garden.

The first floor offers a modern family bathroom, two excellent sized double bedrooms with fitted wardrobes and a good sized single bedroom with modern wall mounted gas combination boiler.

## Full Property Summary

### Entrance Porch

Sliding double glazed door to the front garden, door into the open plan lounge / diner.

### Lounge / Diner

A lovely open plan lounge / diner, also knocked through into the hallway, double glazed window to the front elevation, Modern fire place and surround, central heating radiators, double glazed patio doors into the conservatory and door into the kitchen / diner.

### Kitchen / Diner

A range of modern wall and base units, laminate counter tops, stainless steel sink drainer, four ring

gas hob, extractor fan, electric oven, space for washing machine, dishwasher and fridge freezer, dining area, radiator, double glazed window and door into the conservatory

### Conservatory

Double glazed windows to the side and rear, double glazed patio doors into the garden and lounge / diner, door into the kitchen and central heating radiator.

### First Floor Landing

Doors off to all three bedrooms and the family bathroom.

### 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, built in wardrobes and central heating radiator.

### Bedroom Three

Double glazed window to the front elevation, central heating radiator and wall mounted gas combination boiler.

### Family Bathroom

A modern, fully tiled bathroom, comprising a white suite, including a bath with shower shower, 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

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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



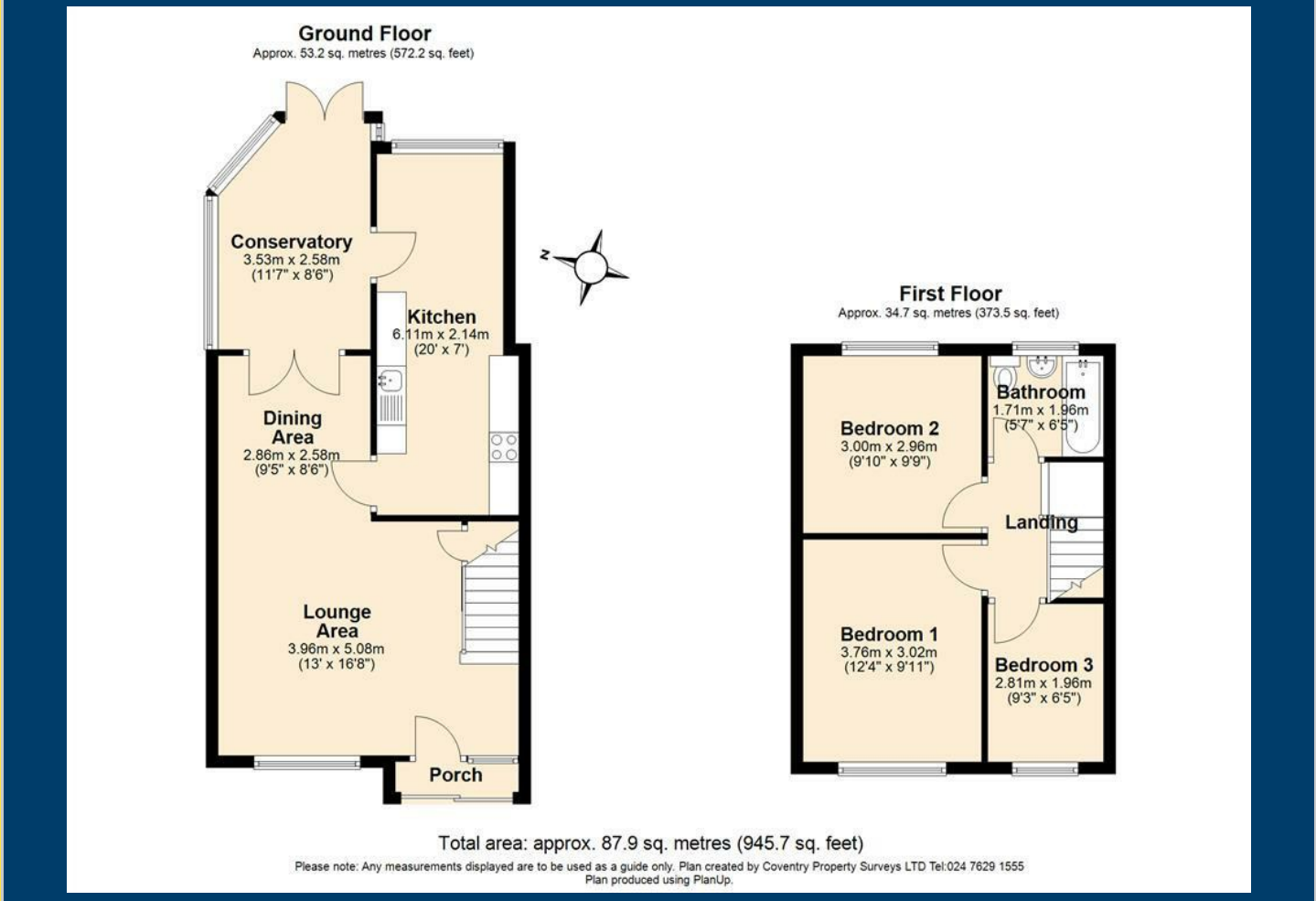
Hybrid Map



Terrain Map



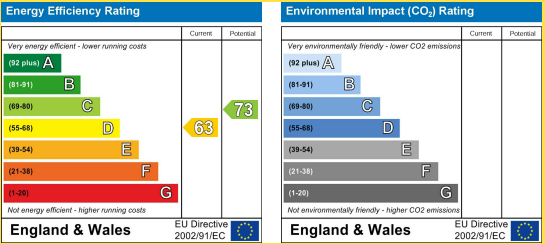
Floor Plan



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.