



TAILOR MADE

SALES & LETTINGS



Hazelmere Close

, Coventry, CV5 9ND

£225,000



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Tailor Made Sales and Lettings are delighted to offer this lovely two bedroom end of terrace home, benefitting from a loft room. The property is located within a peaceful cul-de-sac at the top of desirable Allesley Park, a short distance from the park entrance and set amongst a wide range of local amenities and excellent transport links.

The property has a large block paved frontage, Lovely dual aspect lounge, fantastic high gloss kitchen / breakfast room, and sunroom/utility. Access to the low maintenance garden from the sunroom.

The first floor comprises both bedrooms, the master bedroom benefitting from dual aspect windows and the second bedroom step up to the loft room with velux window. The bathroom is also located on the first floor.

Full Property Summary

Front of Property

End terrace located on a quiet close, low maintenance front garden leading to front door.

Entrance Hallway

Entrance Hallway with access to all principal ground floor rooms.

Reception

Well sized Reception Room with dual aspect double glazed windows and central heating radiator.

Kitchen

Modern white gloss Kitchen with a selection of wall and floor units, composite sink, gas hob, electric oven, extractor fan & breakfast bar area.

Extended Sunroom/Utility

Extension to the rear of the property, Sunroom currently utilised as a Utility - two worktops, wall units & space for washing machine and tumble dryer.

Bedroom One

Double Bedroom with double glazed window to the front

elevation, built in wardrobes with storage over bed and central heating radiator.

Bedroom Two

Single Bedroom with double glazed unit, modern wood effect boarding to one wall & stair access to loft room.

Family Bathroom

Modern Bathroom with P shape bath, vanity unit with sink & w/c. White tiled walls & privacy window to the rear elevation.

Loft Room

Loft Room currently utilised as a bedroom. Velux style window & built in storage.

Rear Garden

Low maintenance rear garden, block paving leading to large garage with UPVC pedestrian access. Side access gate to front of property.

Garage

Large rear garage with UPVC door & window to garden side, garage door to rear entryway.

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.

Tel: 024 76939550

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.

ABOUT US

Tailor Made Sales & Lettings is a family run business established in 2016. The company is built on strong core values: a belief that an honest, reliable and efficient approach is essential in building trust and credibility. Tom Glancy, Director of Tailor Made Sales & Lettings, has 17 years Estate Agency experience and is a member of the NAEA, Property Ombudsman and Safe Agent giving all our clients and customers the guarantee that they are in safe hands.

The business will not only offer all aspects of Estate Agency (including Sales, Lettings and Property Management) but will also provide invaluable advice and recommendations for Solicitors, Financial Advisors and Surveyors to support you and your family throughout the entire moving process. Tailor Made Sales & Lettings takes an innovative approach to the industry, offering a flexible and transparent fee structure. This gives you the opportunity to create the best package for your individual requirements.

The internet has transformed the way we search, sell and let properties. Present high street estate agents act as intermediaries, leading to colossal fees and commissions: you have every right to question whether this added cost is acceptable. We believe Tailor Made Sales & Lettings are

different. Our unique approach will save you money, provide peace of mind and, most importantly, ease the stress of any move or letting.

If you would like to know more about the services we provide and you have a property to sell then you can visit the packages section of our website on www.tmonline.co.uk/packages/

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.



Road Map



Hybrid Map



Terrain Map



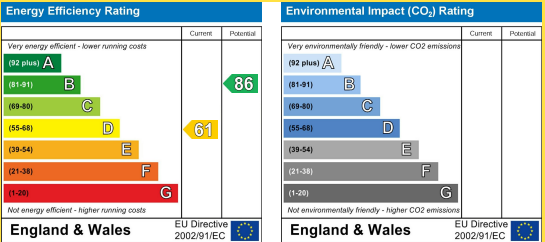
Floor Plan



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.