



TAILOR MADE

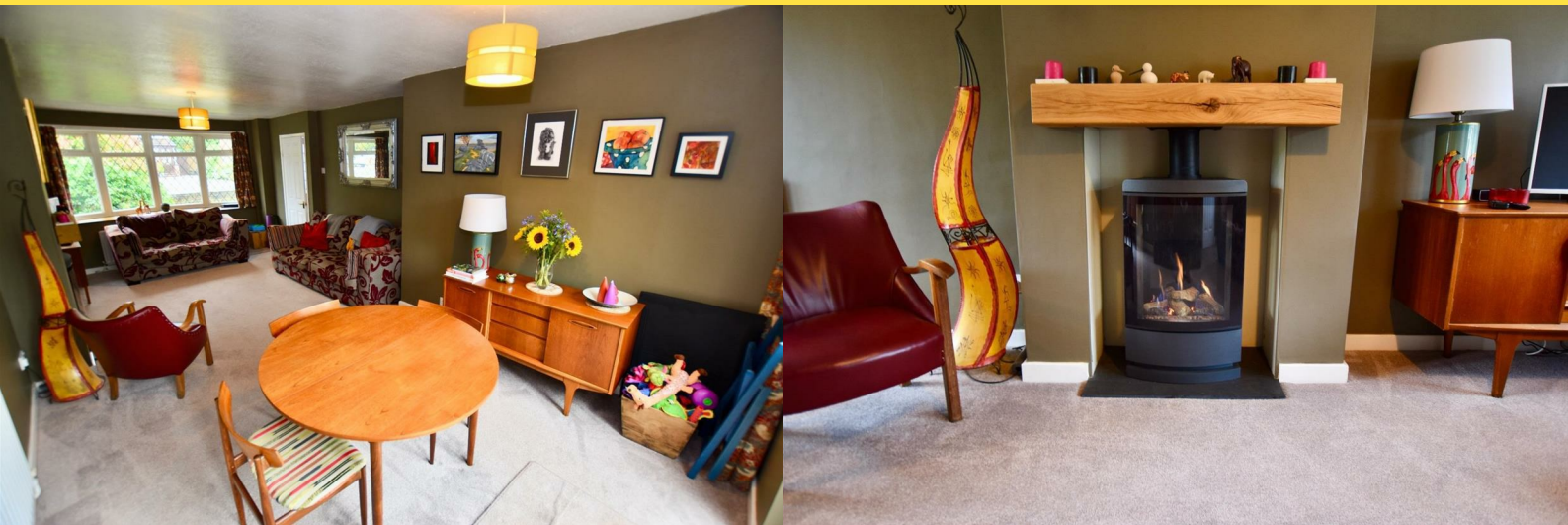
SALES & LETTINGS



Frilsham Way

Allesley Park, Coventry, CV5 9LH

Price £300,000



Frilsham Way

Allesley Park, Coventry, CV5 9LH

Price £300,000



Property Summary

Tailor Made Sales and Lettings are delighted to be offering this largely extended four / five bedroom semi detached family home, located on a quiet street at the top of the Allesley Park estate, a short walk from the primary school, selection of shops and the park entrance.

The property has a sizeable frontage with ample off-road parking, mature shrubs, integrated single garage ideally suited for conversion, and secure side access. There is a lovely, well stocked mature rear garden with paved patio area, timber shed and newly laid pathway leading to a modern summer house.

The property benefits from a two storey side extension, now offering excellent accommodation across two floors with flexible bedroom, currently four plus a craft room / office.

The ground floor accommodation comprises an entrance hallway, large through lounge / diner with stunning gas fire, oriel window and double glazed patio doors onto the garden. There is an extended fully fitted kitchen with utility area, and scope to potential knock through into the integral garage.

The first floor accommodation comprises four / five bedrooms, two generous double bedrooms and a good sized single in the original body of the property, along with a modern family bathroom. The extension over the kitchen and garage offers another double bedroom and craft room / office which could act as two bedrooms or be knocked through into one larger bedroom.

The garden has been much loved by the current owners with well stocked borders, mature shrubs, paved patio, lawn and newly laid pathway leading to a modern summer house.

Property Summary

Entrance Hallway

Central heating radiator, doors off to the lounge and kitchen, stairs to the first floor.

Lounge / Diner

Double glazed oriel window, stunning gas fire with feature mantel, central heating radiator and double glazed patio doors to the garden.

Extended Kitchen

A range of wall and base units, one and half bowl sink drainer, four ring electric hob, extractor hood over, eye-level double integrated oven, breakfast bar and double glazed window. There is an archway into the utility area with a continuation of wall and base units, stainless steel sink drainer, space and plumbing for a washing machine and tumble dryer, double glazed window and door onto the garden.

First Floor Landing

Doors off to all bedrooms and the bathroom.

Bedroom One

Double glazed window to the front elevation, ample space for wardrobes and central heating radiator.

Bedroom Two

Double glazed window to the rear and central heating radiator.

Bedroom Three

Double glazed window to the front, built in cupboard over the stairs and central heating radiator.

Bedroom Four & Office/Craft Room

Double glazed window to the front and rear with central heating radiator, separated by a stud partition wall.

Bathroom

A fully tiled modern bathroom comprising a white suite, including a p-shaped bath, with shower over, glass screen,

Tel: 024 76939550

wash hand basin with vanity unit, WC, radiator and double glazed windows.

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



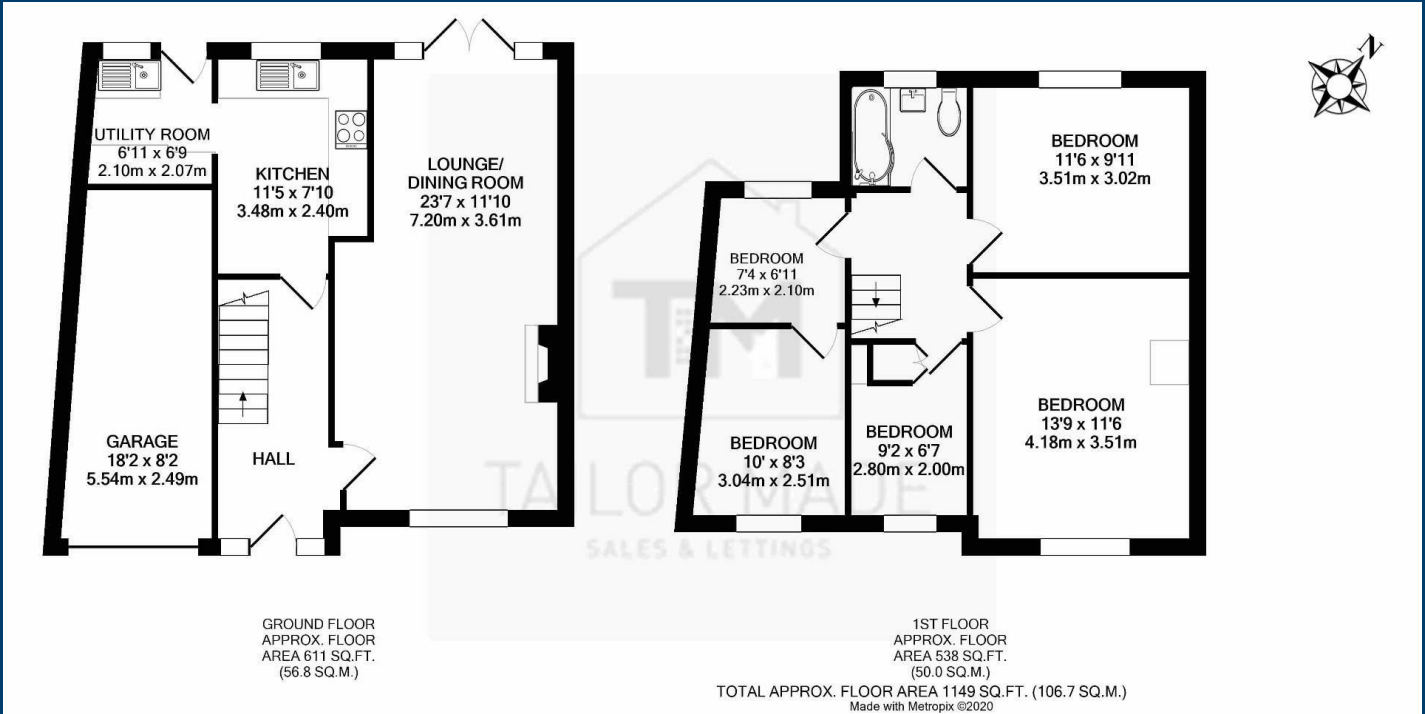
Hybrid Map



Terrain Map



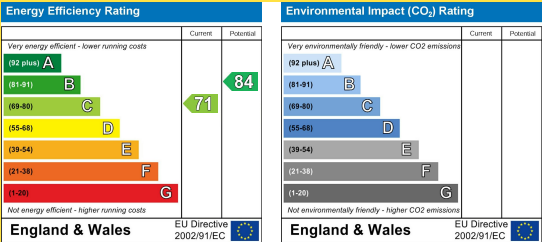
Floor Plan



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.