TAILOR MADE

SALES & LETTINGS



Wyld Court

Allesley Park, Coventry, CV5 9LQ

Asking Price £425,000

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Tailor Made Sales and Lettings are delighted to bring to market this largely extended, four / five bedroom semi detached family home, presented to an exceptional standard throughout. The property is perfectly positioned, approximately 30 yards from Allesley Park entrance, on a quiet cul-de-sac at the top of the hugely popular Allesley Park Estate.

The property has off-road parking for two to three vehicles and an integral single garage with power and lighting. There is a spacious front entrance porch, leading into a well presented and welcoming entrance hallway, under stairs storage cupboard and door into a well proportioned lounge with attractive wall paneling, open fire with brick surround and built in storage. A built in double pocket door, provides access to the stunning, full width extended open plan kitchen / dining / living area, with built in office space, ample dining area, double glazed patio doors onto the garden and bags of natural light provided by three Velux sky lights and a large double glazed window overlooking the patio. There is a glazed door, leading into the utility annexed area of the property. The kitchen comprises a comprehensive range of wall and base units, large island area, granite counter tops and up-stands, inset sink drainer, Neff induction hob, Neff extractor hood, Neff double oven and large corner pantry cupboard.

The utility has a selection of wall and base units, stainless steel sink drainer, space for a dishwasher, washing machine, central heating radiator, double glazed door to the side access, door into the shower room and large family room / bedroom five.

The shower room is modern comprising a shower enclosure, electric shower, wash hand basin with vanity unit, WC, chrome heated towel rail and double glazed window.

There is a large extended family room / bedroom five overlooking the garden with double glazed patio doors, double glazed window and central heating radiator.

The first floor comprises, four very generous sized double bedrooms, the master bedroom is two bedrooms knocked through into one, providing flexible accommodation. Three of the double bedrooms provide valuable built in storage. The master bedroom, benefits from a modern en-suite shower room, comprising a shower enclosure, wash hand basin with vanity unit, WC and double glazed window.

The family bathroom has been converted into a modern shower room with walk in shower enclosure, wash hand basin with vanity unit, WC, chrome heated towel rail and double glazed window.

The rear garden has a good sized block paved patio area, accessed via the kitchen / diner and family room / bedroom five, lawned area with paved pathway to a summer house and covered seating / dining area. There are well stocked flower beds and stunning mature shrubs.

Full property summary

Entrance Porch
Double glazed window and doors, door into the entrance hallway

Entrance Hallway
Attractive panelling, under stairs storage, stylish column radiator, door to the lounge and stairs to the first floor.

Lounge
Attractive wall panelling, open fire with brick surround, built in storage, radiator and built in glazed pocket doors to the kitchen / diner.

Open Plan Extended Kitchen / Dining / Living
The kitchen comprises a comprehensive range of wall and base units, large island area, granite counter tops and up-stands, inset sink drainer, Neff induction hob, Neff extractor hood, Neff double oven and large corner pantry cupboard. There is plenty of natural light provided by three Velux sky lights, patio doors, double glazed window overlooking the garden and glazed door into the utility. There is a built in desk and office storage area, breakfast bar and ample dining space.

Utility
Wall and base units, laminate counter top, stainless steel sink drainer, space and plumbing for a washing machine. Double glazed window and door to the side access, radiator and doors to the shower room and family room / bedroom five.

Shower Room
The shower room is modern comprising a shower enclosure, electric shower, wash hand basin with vanity unit, WC, chrome heated towel rail and double glazed window.

Family Room / Bedroom Five
A large extended family room / bedroom five overlooking the garden with double glazed patio doors, double glazed window and central heating radiator.

First Floor Landing
Doors to all four bedrooms and the family bathroom.

Bedroom One
A large master bedroom with two rooms knocked into one, ample built in storage area, double glazed window, radiators and door into the en-suite shower room.

En-Suite Shower Room
Shower enclosure, WC, wash hand basin with vanity unit, radiator, double glazed window.

Bedroom Two
Double glazed window, ample built in storage and central heating radiator.

Bedroom Three
Double glazed window to the rear elevation, built in storage and central heating radiator.

Bedroom Four
Double glazed window to the rear and central heating radiator.

Bathroom
The family bathroom has been converted into a modern shower room with walk in shower enclosure, wash hand basin with vanity unit, WC, chrome heated towel rail 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 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.

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



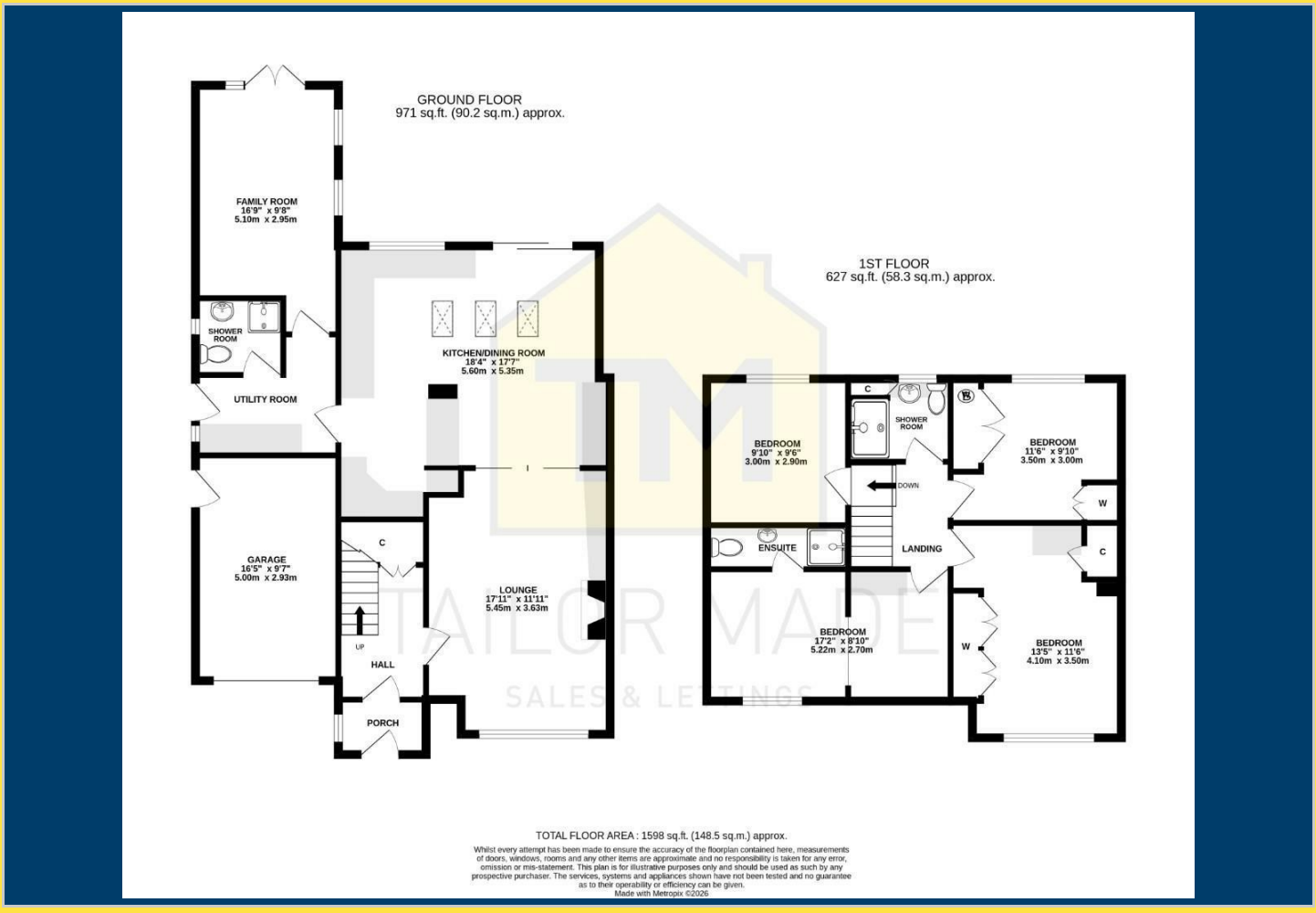
Hybrid Map



Terrain Map



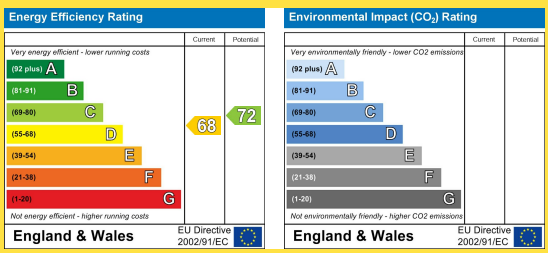
Floor Plan



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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