



TAILOR MADE
SALES & LETTINGS



The Jordans

Allesley Park, Coventry, CV5 9JT

Asking Price £240,000



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Property Summary

Tailor Made Sales and Lettings are delighted to introduce to market this good size Semi Detached home, in the heart of Allesley Park, a stones throw away from excellent amenities, including post office, hairdressers and doctors, the property is conveniently located a short distance from many popular Primary Schools. Double garage and off-road parking to the rear and is in good condition to move straight into.

This three bedroom home is well presented throughout, providing;

Two reception rooms and modern Kitchen to the rear. There is also scope, like many others to knock through and create a modern kitchen / diner.

To the first floor there are three good size bedrooms, comprising two excellent double bedrooms and a good sized single. There is a larger than average, modern, newly fitted four piece bathroom suite.

There is off road parking to the rear, and a lovely, well loved mature rear garden.

Allesley Park has an abundance of excellent primary school choices, including St John's Church of England, St Christophers Primary, Allesley Hall Primary and nearby Whoberley Primary School. There is also a well respected Nursery at the top of the estate, wide range of local amenities and easy access to the park.

Entrance Hallway

Door to Living Room, Dining Room and Kitchen. Stairs to first floor landing.

Living Room

Electric feature fireplace, gas central heating and double glazing to front elevation.

Dining Room

Patio doors leading to garden, gas central heating.

Kitchen

Range of wall and base wood effect units, laminate counter tops. Built in electric oven, grill and countertop 4 ring hob. Space for fridge freezer and washing machine. Double glazing to rear elevation, and door to side for access to rear garden.

Garden

Beautifully kept good size garden, patio area with steps leading to laid turf and flower beds. Steps up to Detached Garage.

Garage and Hard Standing

Single detached garage, with hard standing providing off road parking.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One

Double glazing to front elevation and gas central heating .

Bedroom Two

Double glazing to rear and gas central heating. Built in wardrobe.

Bedroom Three

Double glazing to front elevation and gas central heating.

Bathroom

Recently fitted, modern bathroom. Pshaped bath with glass shower door, and shower over. WC and sink.

Tel: 024 76939550

Grey tiled, heated towel rail and double glazing to rear elevation.

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.

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.

Money Laundering Regulations

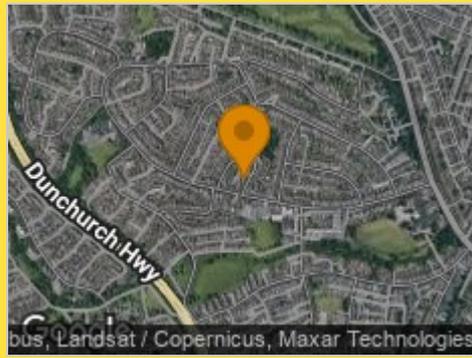
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulators, will be appreciated and assist with the smooth progression of the sale.



Road Map



Hybrid Map



Terrain Map



Floor Plan

GROUND FLOOR
419 sq.ft. (38.9 sq.m.) approx.

GARAGE
248 sq.ft. (23.0 sq.m.) approx.

DOUBLE GARAGE
15'0" x 15'0"
4.80m x 4.80m

1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.

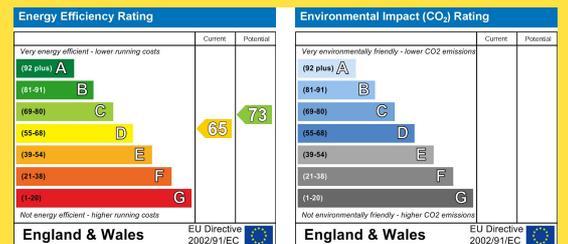
TOTAL FLOOR AREA : 1087 sq.ft. (101.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.