



TAILOR MADE
SALES & LETTINGS



Bletchley Drive

Allesley Park, Coventry, CV5 9LW

Offers In Excess Of £166,000



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Tailor Made Sales and Lettings are delighted to bring to market this well presented two double bedroom ground floor maisonette located at the top end of the hugely popular Allesley Park estate. Conveniently positioned within easy reach of the park entrance, bus terminus, local shops, wide range of amenities and good schooling.

The property offers a number of excellent benefits including freehold tenure, no service charges, no onward chain, off-road parking for two vehicles, front and rear gardens and a garage.

The property comprises its own front entrance, a hallway with doors off to all principle rooms, including a spacious lounge / diner, modern kitchen with appliances included (ideal of first time purchasers), modern bathroom and two excellent sized double bedrooms.

Full Property Summary

Entrance Hallway

Central heating radiator, storage cupboard and doors off to all principle rooms.

Lounge / Diner

Double glazed window to the front elevation, central heating radiator and electric fire.

Kitchen

A range of modern wall and base units, stainless steel sink drainer, four ring electric hob, electric oven, fridge freezer, washing machine, double glazed window and door to the garden.

Shower Room

A modern fully tiled shower room, comprising a walk in shower enclosure, WC, wash hand basin, radiator and double glazed window.

Bedroom One

Double glazed window, sliding wardrobes and central heating radiator.

Bedroom Two

Double glazed window and central heating radiator.

Agents Note

We have been advised the property is Freehold, with an agreement in place with the above maisonette outlining shared legal responsibilities. The agreement they have in place is that associated costs are split 50/50.

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.

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



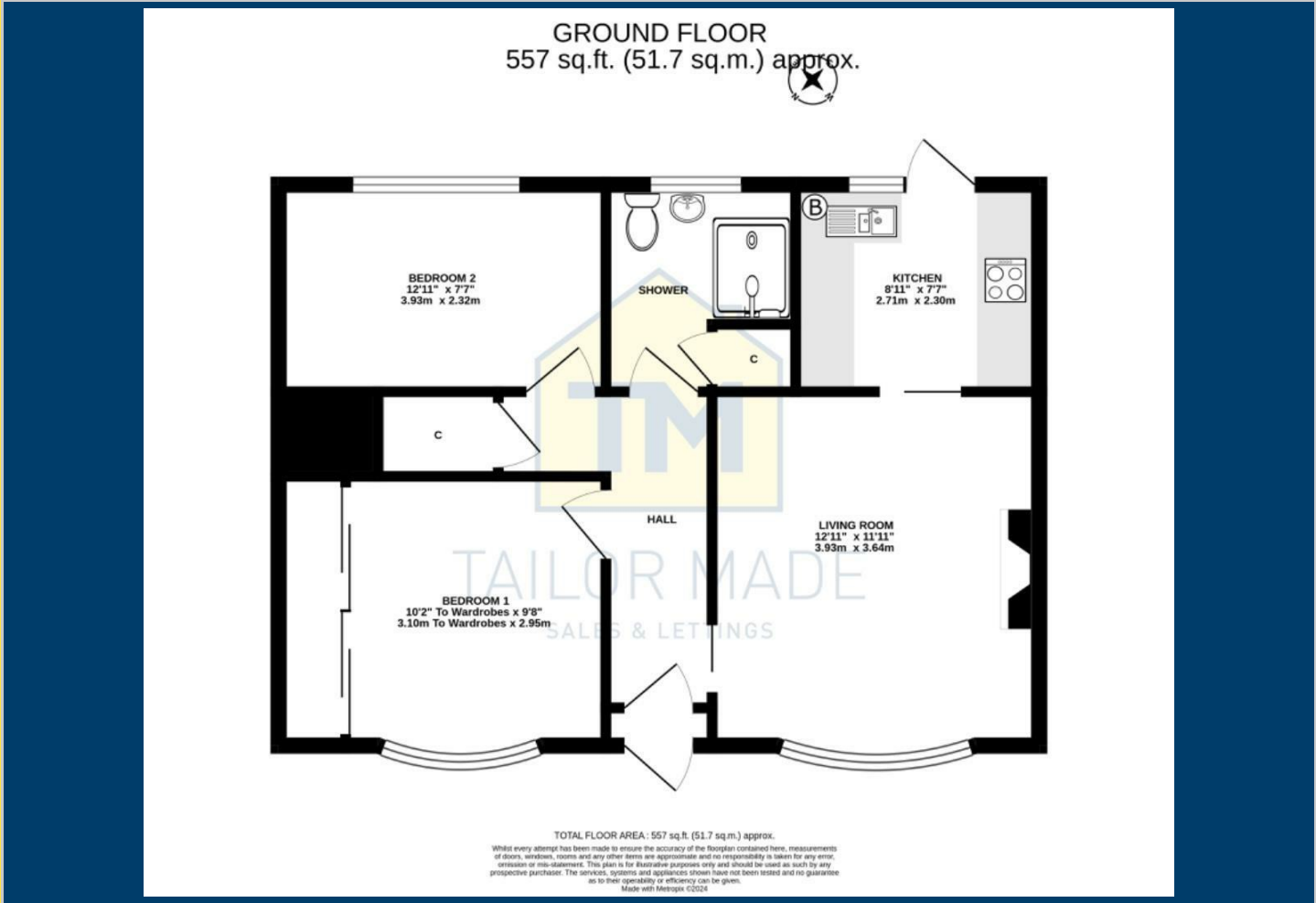
Hybrid Map



Terrain Map



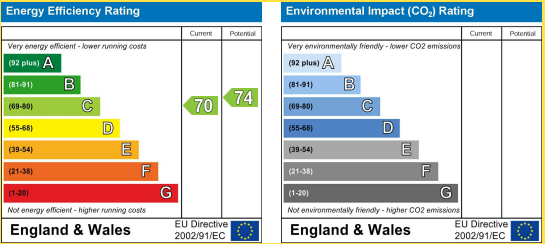
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.