



**TAILOR MADE**  
SALES & LETTINGS



## Kendal Rise

Allesley Park, Coventry, CV5 9JZ

Asking Price £225,000



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## Property Summary

Tailor Made Sales and Lettings are delighted to offer to market this three bedroom mid terraced family home, located in the heart of ever popular and much sought after Allesley Park. The area is perfect for young families looking to be able to walk to the park, great choice of local schooling and all the amenities you can wish for, on your doorstep, including shops, cafe, bakery, food outlets, doctors surgery, dentist, pharmacy and community centre.

The property benefits from a lovely private rear garden, backing onto the Spinney and Woodland area. There is rear off-road parking and a garage.

The ground floor comprises an entrance hallway, lovely open plan lounge / diner, wide kitchen in need of modernisation and great potential to extend to the rear.

The first floor comprises a large landing area, family bathroom, two spacious double bedrooms and a good sized single bedroom.

## Full Property Summary

### Entrance Hallway

Doors to the lounge / diner and kitchen. Stairs to the first floor.

### Lounge / Diner

Double glazed window to the front elevation, fire place, two central heating radiators and double glazed sliding patio doors to the garden.

### Kitchen

A basic selection of wall and base units, sink

drainer, space for white goods, freestanding cooker, larder cupboard and great potential to either knock through, extend or just modernise to current tastes and standards.

### First Floor Landing

A large landing area with doors to the bathroom and all three bedrooms.

### Bedroom One

Double glazed window to the front, gas heater

### Bedroom Two

Double glazed window to the rear and gas heater.

### Bedroom Three

Double glazed window to the front elevation.

### Bathroom

Modern shower enclosure, wash hand basin, WC, radiator 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 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.



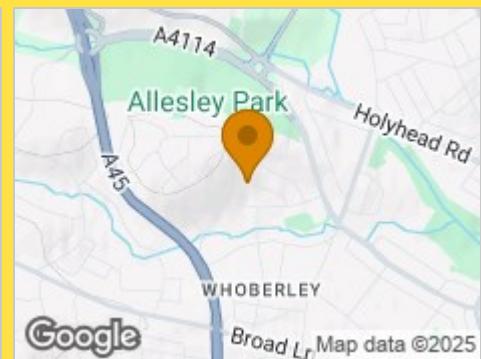
## Road Map



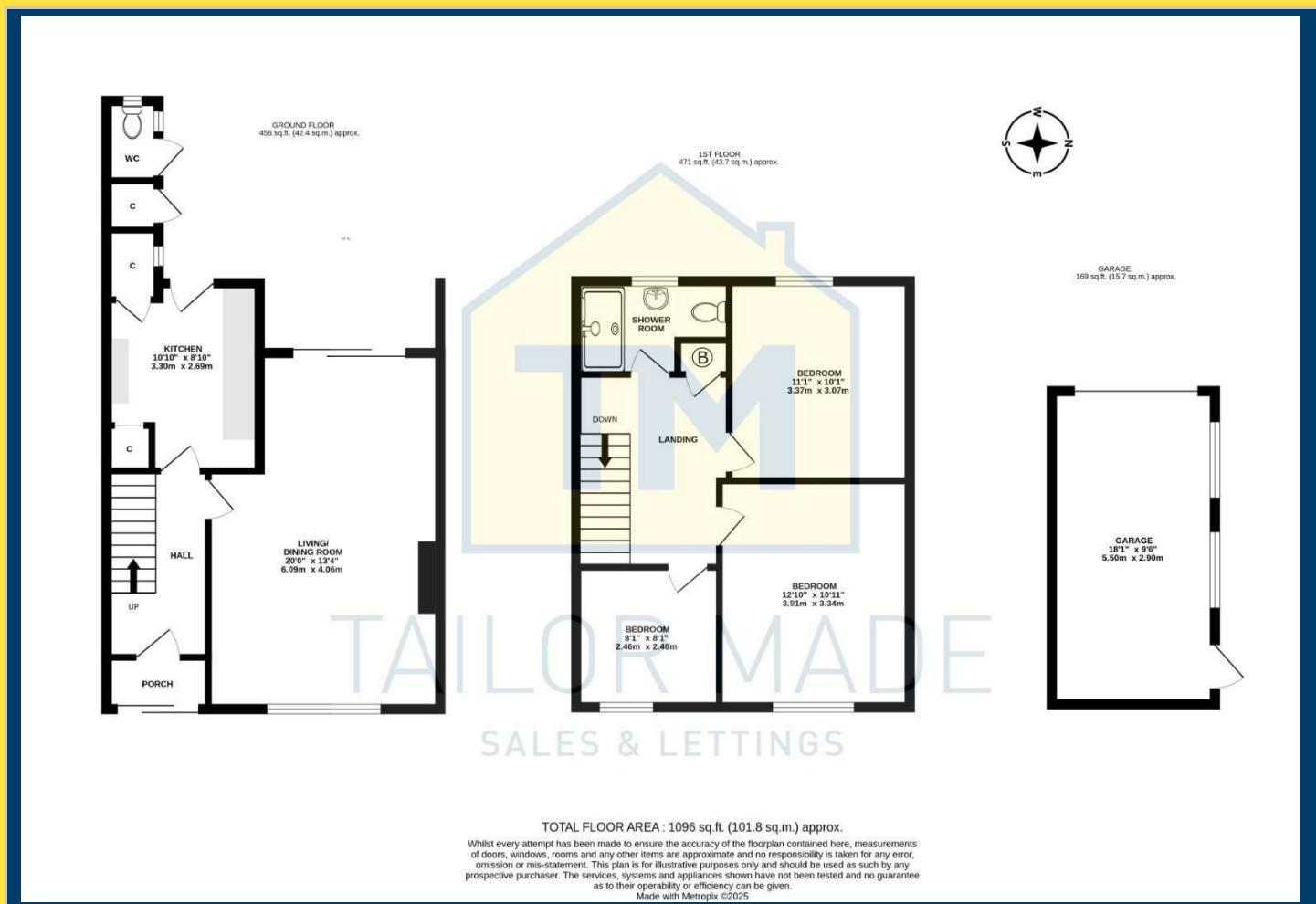
## Hybrid Map



## Terrain Map



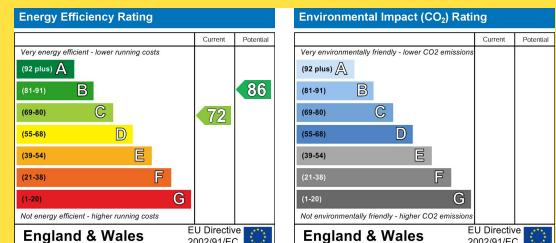
## Floor Plan



## 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.