



TAILOR MADE  
SALES & LETTINGS



Winsford Avenue

Allesley Park, Coventry, CV5 9NG

Asking Price £280,000



ANOTHER PROPERTY SOLD BY  
TAILOR MADE  
SALES & LETTINGS



# Winsford Avenue

## Allesley Park, Coventry, CV5 9NG

Asking Price £280,000



Tailor Made Sales and Lettings are delighted to bring to market this well presented three bedroom semi detached family home, located at the top of Allesley Park. The property provides ample off road parking and side access leading to a single garage.

There is a spacious front porch, entrance hallway, large through lounge diner, modern kitchen and rear conservatory.

The first floor offers two spacious double bedrooms, a good sized single bedroom and a modern family bathroom.

The garden is an excellent size and certainly offers the flexibility to extend to the rear.

Conveniently positioned within close proximity of the park entrance, wide range of local amenities and three excellent primary schools.

### Full property summary

#### Entrance Porch

Double glazed windows and UPVC front door into the hallway

#### Entrance Hallway

Doors to the lounge / diner and kitchen, stairs to the first floor accommodation.

#### Lounge / Diner

Double glazed window to the front elevation, central heating radiators, gas fire with modern surround, doors into the kitchen and conservatory.

#### Kitchen

A range of modern wall and base units, laminate counter tops, stainless steel sink drainer, four ring gas hob, extractor fan above, electric oven, space for washing machine, double glazed window to the garden and double glazed door to the side driveway.

#### Conservatory

A brick based conservatory with double glazed windows to three sides and double glazed patio doors onto the garden.

#### First Floor Landing

Doors to all three bedrooms and the bathroom.

#### Bedroom One

Double glazed window to the front elevation, built in wardrobe and central heating radiator.

#### Bedroom Two

Double glazed window to the rear elevation and central heating radiator.

#### Bedroom Three

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

#### Bathroom

A lovely modern, fully tiled shower room, comprising a shower enclosure, wash hand basin with vanity unit, WC, modern chrome heated towel rail and double glazed window to the rear.

#### 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



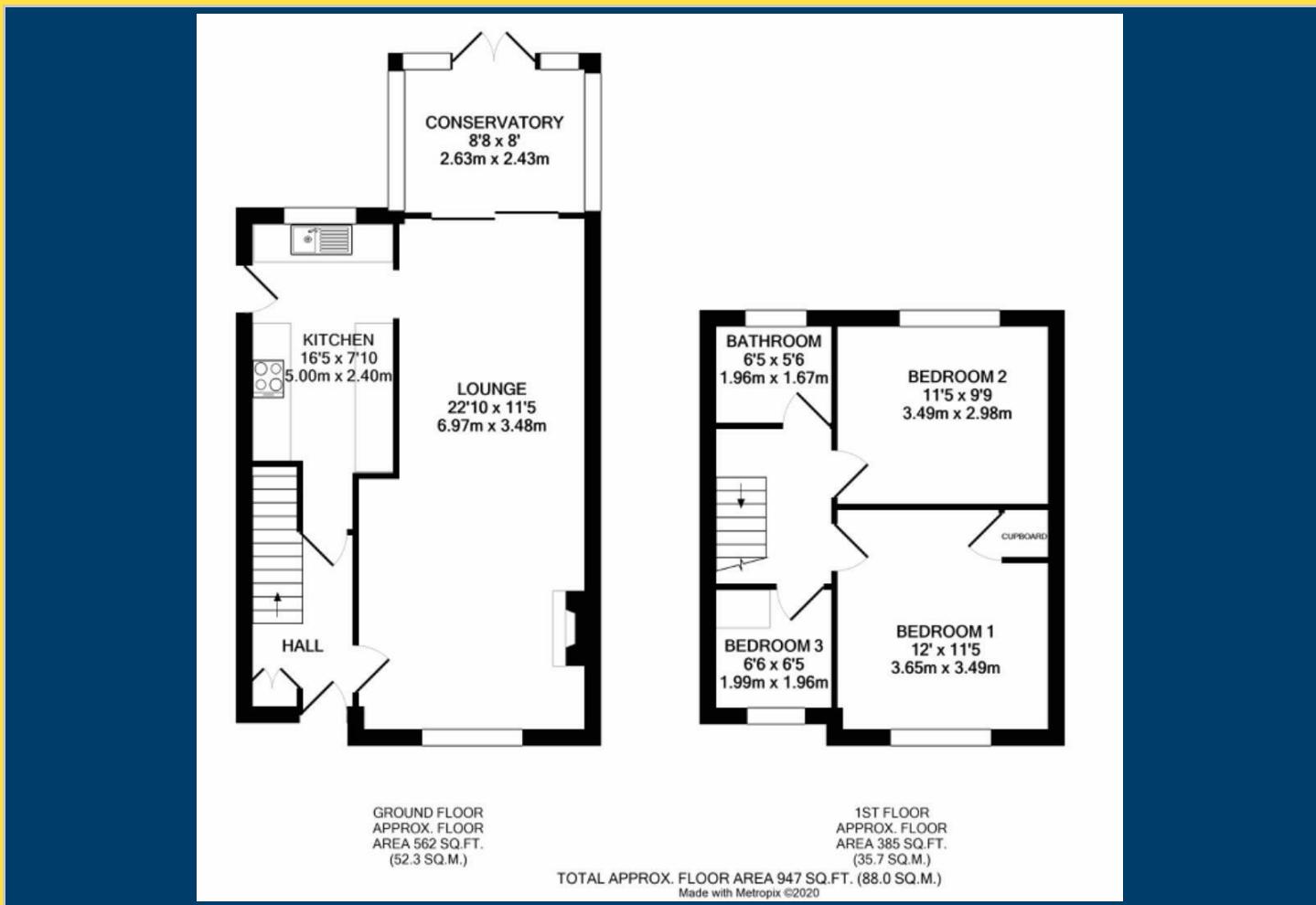
## Hybrid Map



## Terrain Map



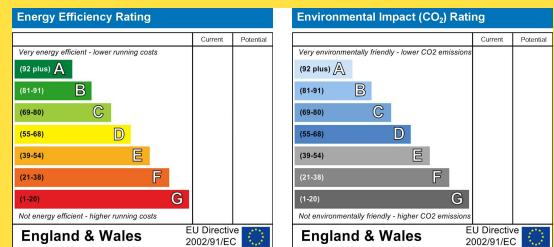
## Floor Plan



## 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.