



TAILOR MADE
SALES & LETTINGS



Frilsham Way

Allesley Park, Coventry, CV5 9LH

Offers Over £285,000



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Tailor Made Sales and Lettings are delighted to bring to market this well presented, extended three bedroom semi detached family home with large loft room, situated at the top end of the ever popular Allesley Park estate. This lovely home is situated a short walk from the park entrance, a close walking distance to three excellent primary schools and a wide range of local amenities.

There is off-road parking to the front of the property, secure side access and a single garage to the rear. There is a small front lawn, along with the block paved driveway, and a lovely well kept private rear garden with modern composite decking area, lawn and well stocked flower borders.

The ground floor accommodation comprises an entrance porch, entrance hallway, doors off to a large through lounge / diner, fully fitted kitchen and a full width rear conservatory.

The first floor comprises a modern bathroom, two spacious double bedrooms and one single bedroom. On the second floor is a large loft room with Velux sky light and eaves storage.

Property Summary

Entrance Porch

Sliding double glazed doors to the front driveway, composite front door to the entrance hallway.

Entrance Hallway

Central heating radiator, under stairs storage, doors off to the lounge and kitchen, stairs to the first floor.

Lounge / Diner

Double glazed window to the front elevation, newly fitted carpet, gas fire with marble surround, two central heating radiators, glazed window and door into the conservatory.

Kitchen

A fully fitted kitchen, complimenting work tops, splash back tiling and a range of integrated appliances including stainless steel sink drainer, four ring gas hob, extractor hood above, electric oven, integrated fridge and dishwasher. Double glazed window to the side elevation and door into the conservatory.

Conservatory

Double glazed windows to the three sides, double glazed patio doors onto the garden, large breakfast bar with space and plumbing for washing machine and tumble dryer, glazed door and window into the lounge / diner.

First Floor Landing

Doors off to all three bedrooms and the family bathroom, stairs to the second floor.

Bedroom One

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

Bedroom Two

Double glazed window to the rear elevation, central heating radiator and space for wardrobes.

Bedroom Three

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

Bathroom

A fully tiled modern bathroom, comprising a white suite including a p-shaped bath, waterfall shower above, glass screen, wash hand basin, WC, radiator and double glazed window.

Second Floor Landing

Door to a large loft room with eaves storage and Velux sky light

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.

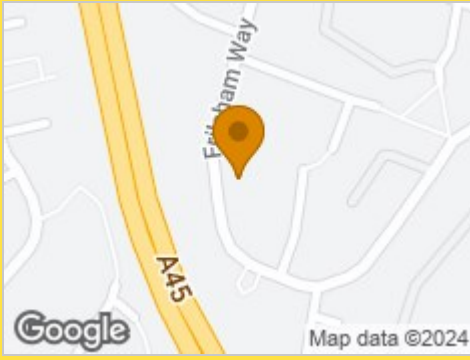
These particulars are issued in good faith but do not constitute representations of fact, or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.

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.



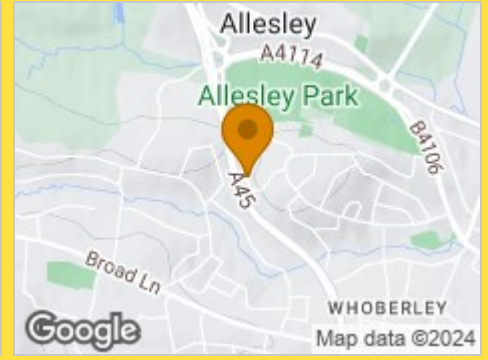
Road Map



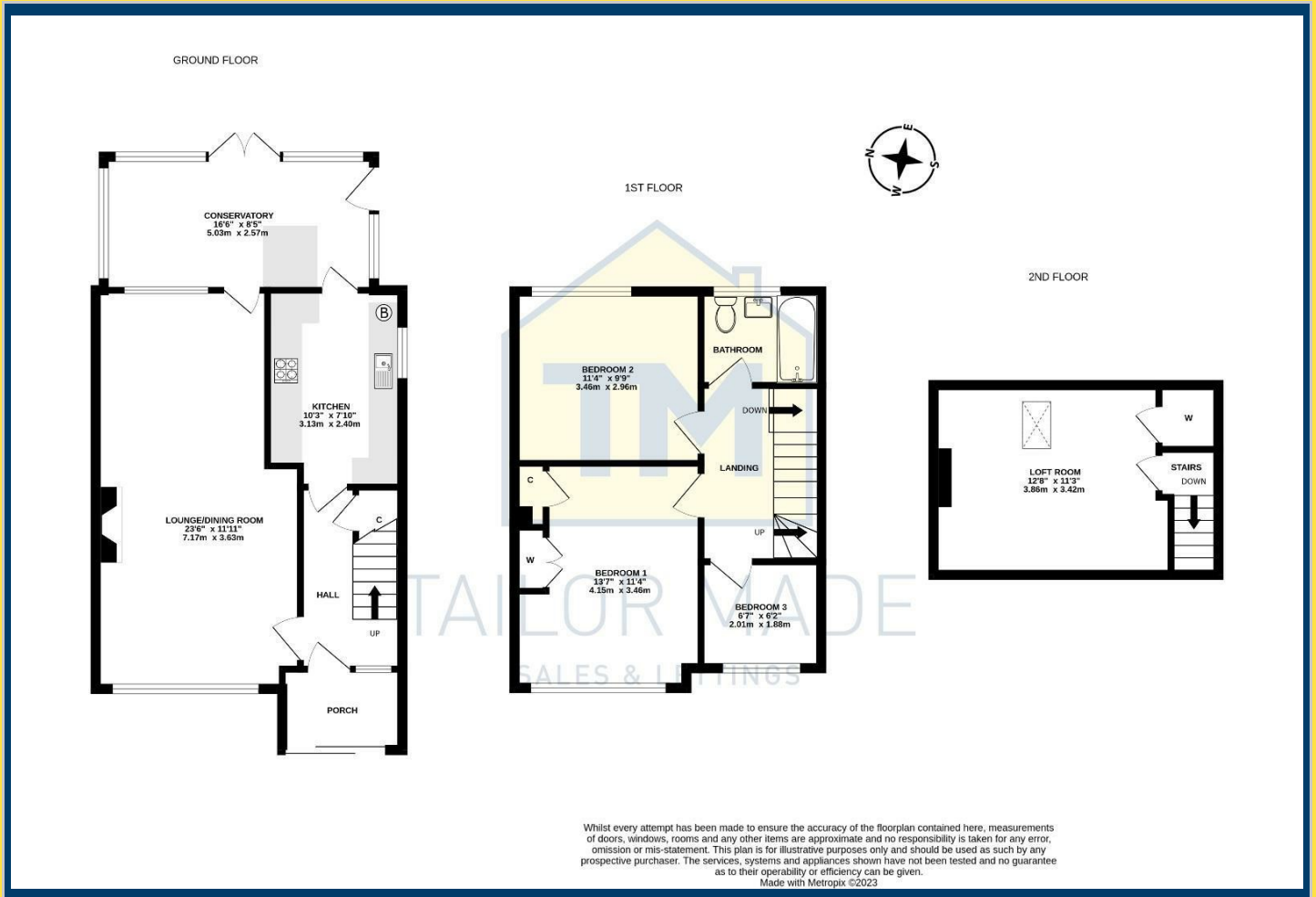
Hybrid Map



Terrain Map



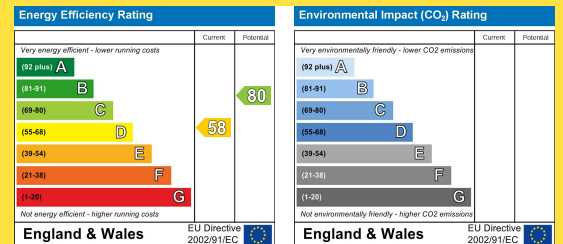
Floor Plan



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