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SALES & LETTINGS



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Buckhold Drive

Allesley Park, Coventry, CV5 9LT

Price £285,000



ANOTHER PROPERTY SOLD BY
TAILOR MADE
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Tailor Made Sales and Lettings are delighted to bring to market this well presented four bedroom semi detached family home located next to Allesley Park at the top of the estate, tucked away in quiet cul-de-sac.

The property has a large frontage, ideal for a large driveway and access to a single garage and rear garden.

The ground floor accommodation comprises a front porch, entrance hallway, under stairs utility cupboard housing the washing machine and tumble dryer, large through lounge / diner and a kitchen (scope to knock this through to make a larger kitchen / diner). The first floor comprises a family bathroom, two good sized double bedrooms and a single bedroom. The second floor comprises an off-suite shower room and a large master bedroom with built in wardrobes and eaves storage.

There is a private, fence enclosed rear garden with paved patio area, lawn, shrub borders and side gate with access to the front of the property.

Property Summary

Entrance Porch

Front door into the entrance hallway.

Entrance Hallway

Doors to the utility cupboard and lounge / diner, stairs to the first floor.

Utility Cupboard

Space and plumbing for a washing machine and tumble dryer, this could be converted to a downstairs WC.

Lounge / Diner

A bright, well presented through lounge / diner with

double glazed window to the front elevation, gas fire, two central heating radiators, sliding double glazed patio doors to the garden and door into the kitchen. Scope to knock through to create an open plan kitchen / diner.

Kitchen

A selection of wall and base units, sink drainer, four ring hob with electric oven and extractor hood, space for under counter fridge and freezer, double glazed window and door to the garden.

First Floor Landing

Doors off to all three bedrooms and the bathroom.

Bedroom Two

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

Bedroom Three

Double glazed window to the rear and central heating radiator.

Bedroom Four

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

Family Bathroom

Fully tiled, comprising a bath with shower over, wash hand basin, WC, radiator and double glazed window.

Second Floor Landing

Doors off to the off-suite shower room and master bedroom.

Off-Suite Shower Room

Shower cubicle, wash hand basin with vanity unit, WC, radiator and double glazed window.

Master Bedroom

Double glazed window to the rear, built in wardrobes and eaves storage and central heating radiator.

Tel: 024 76939550

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.

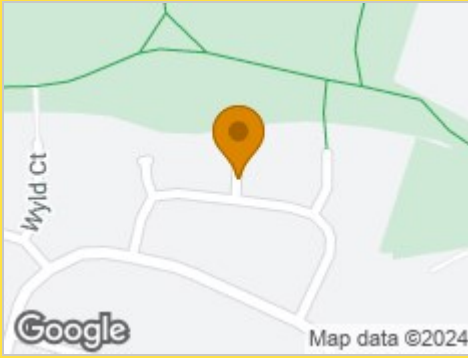
These particulars are issued in good faith but do not constitute representations of fact, or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.

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



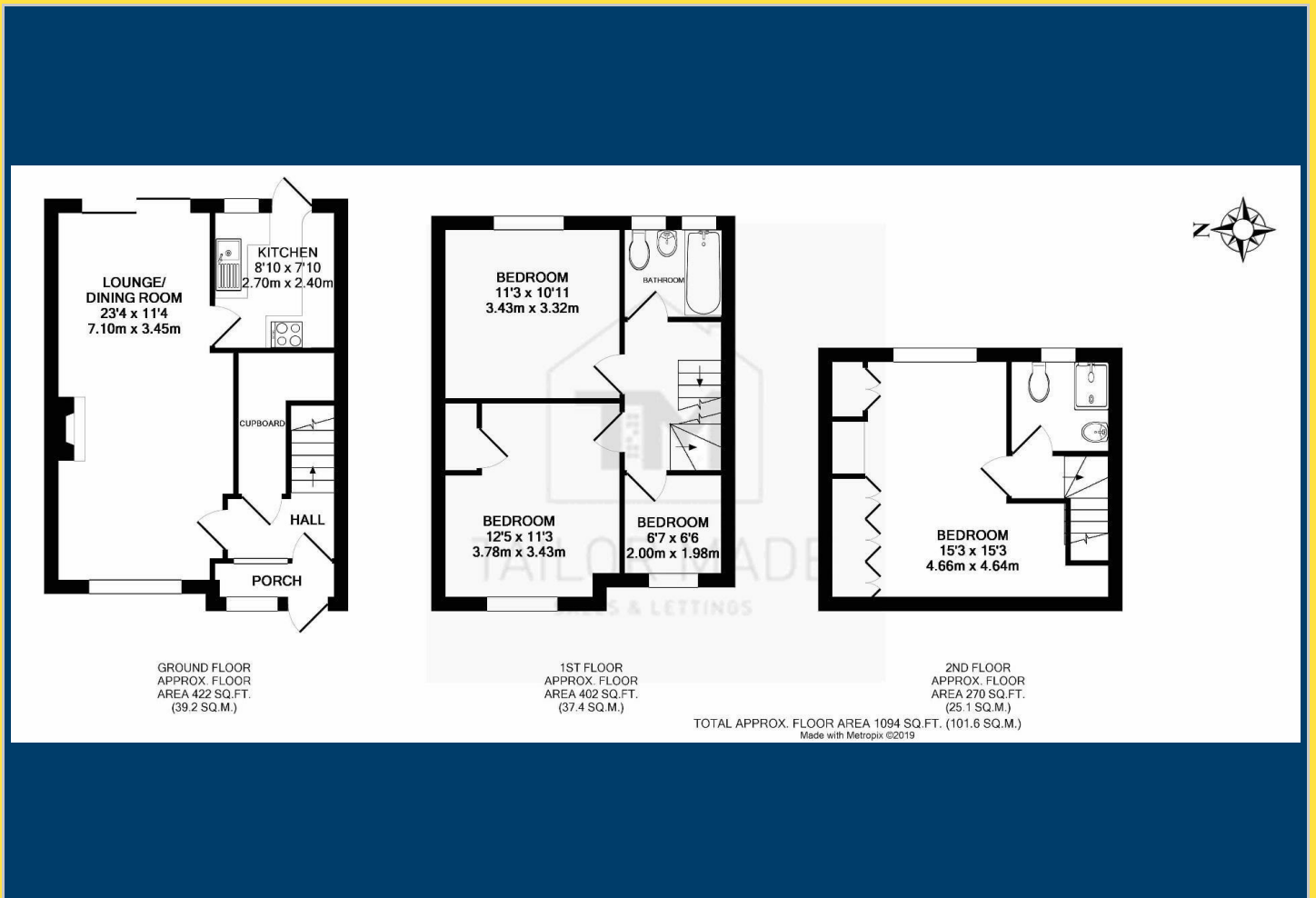
Hybrid Map



Terrain Map



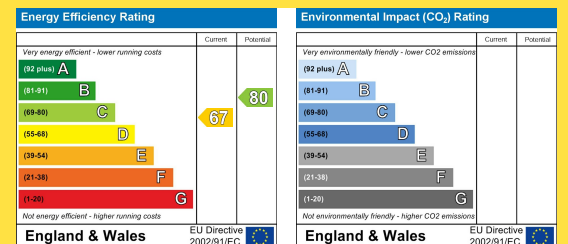
Floor Plan



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.