



**TAILOR MADE**  
SALES & LETTINGS



## Barnfield Avenue

Allesley Village, Coventry, CV5 9FX

Offers Over £240,000



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Tailor Made Sales and Lettings are delighted to bring to market this three bedroom semi detached family home, located in the popular area of Allesley Village, an area well served with local shops, pubs, doctors surgery, pharmacy, well regarded primary school and excellent road and public transport links.

The property has a good sized front driveway, providing ample off-road parking, good sized rear garden, modern kitchen and bathroom and offered for sale with no onward chain.

The ground floor accommodation comprises an entrance hallway, through lounge / dining room, separate by a fireplace and a modern kitchen.

The first floor comprises two very spacious double bedrooms, a good sized single bedroom, modern family bathroom and access to a good sized loft space.

The rear garden is fence and wall enclosed, comprising a spacious block paved patio, lawn, mature shrubs, outhouses and secure side access.

## Property Summary

### Entrance Hallway

Doors to the lounge and kitchen, stairs to the first floor.

### Lounge

Double glazed window to the front elevation, gas fire with stone surround, central heating radiator and archway into the dining room.

### Dining Room

Double glazed patio doors to the garden, radiator and door into the kitchen.

### Kitchen

A modern selection of wall and base units, laminate counter tops, tiled splash backs, stainless steel sink drainer, four ring electric hob, electric oven, space for appliances, double glazed window and double glazed door to the garden.

### First Floor Landing

Doors off to all three bedrooms and the bathroom. Double glazed window to the side elevation and access to the roof space.

### Bedroom One

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

### Bedroom Two

Double glazed window to the rear elevation, built in cupboard housing a wall mounted gas combination boiler and central heating radiator

### Bedroom Three

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

### Bathroom

A modern bathroom, fully tiled comprising a shaped bath with shower over, glass screen, 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.

### 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.

### 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.





## Road Map



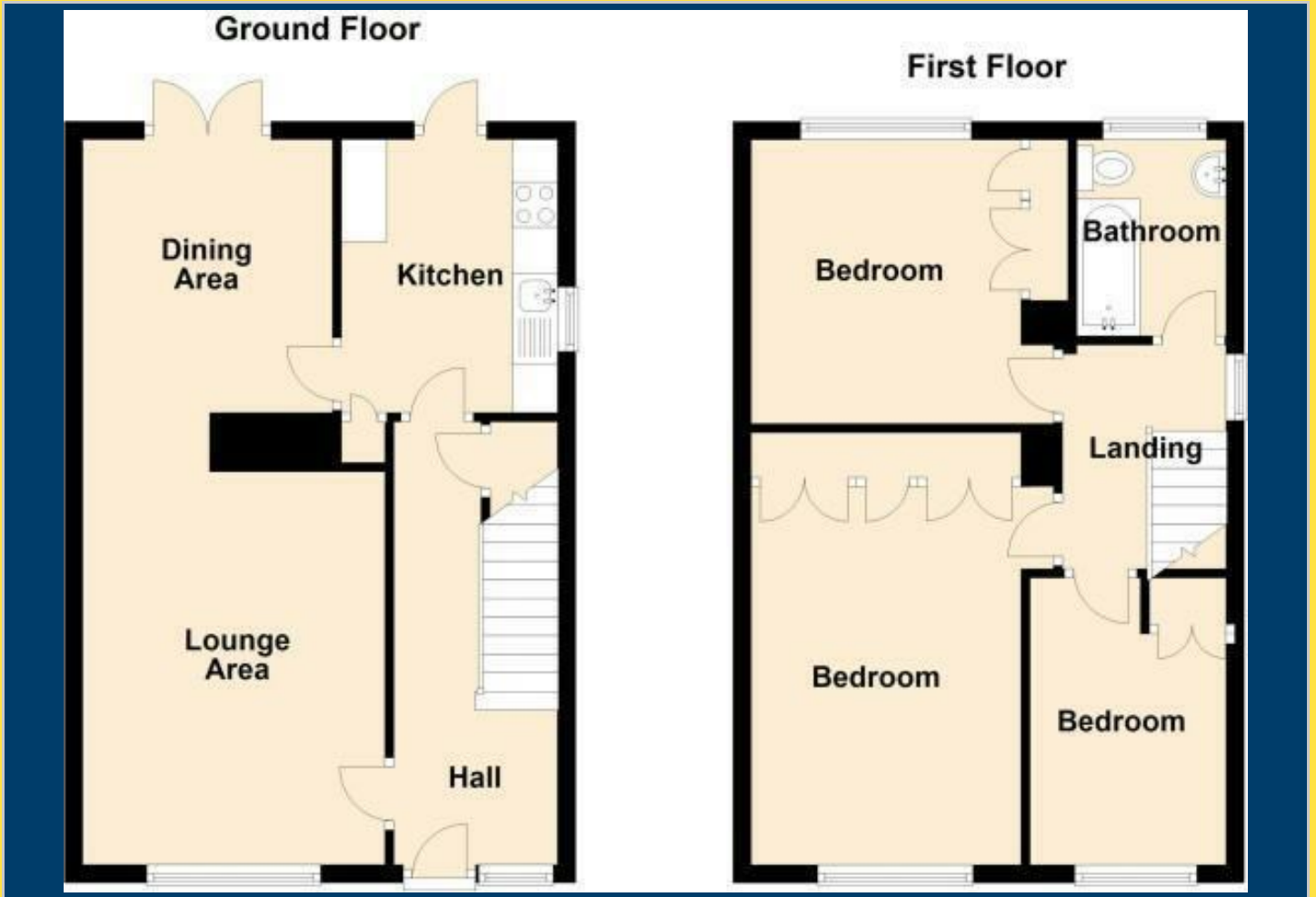
## Hybrid Map



## 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

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.