



TAILOR MADE
SALES & LETTINGS



Seashell Close

Allesley, Coventry, CV5 9PG

Offers Over £285,000



ANOTHER PROPERTY SOLD BY
TAILOR MADE
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Tailor Made Sales and Lettings are pleased to bring to market this well presented four bedroom mid terraced, modern built property located in a quiet cul-de-sac off Browns Lane, in the popular suburb of Allesley. The property is ideally positioned within easy reach of all of the amenities Allesley Village has to offer, excellent schooling including Allesley Primary and a short distance to lovely countryside walks.

The property benefits from tandem off-road parking and a single garage with ample loft storage.

The ground floor accommodation comprises an entrance hallway, modern tiled downstairs WC, spacious front lounge and open plan recently fitted, modern kitchen / diner. The first floor comprises four good sized bedrooms, the master benefitting from an en-suite shower room and a modern family bathroom.

There is a low maintenance rear garden with paved patio, astro turf, timber shed and gated pedestrian access to the garage and parking. This property is double glazed, gas central heated and offered for sale with no onward chain.

Property Summary

Entrance Hallway

Doors off to the guest cloakroom, lounge, kitchen / diner and stairs to the first floor.

Guest WC

Double glazed window to the front elevation, WC, wash hand basin and modern grey metro tiling.

Lounge

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

Open Plan Kitchen / Diner

A range of modern, recently refitted wall and base units, laminate work tops, breakfast bar from both sides, inset sink drainer, eye-level fitted oven and grill, four ring electric hob, extractor hood above, space for fridge / freezer, washing machine and dishwasher. There is a double glazed window to the rear, double glazed patio doors onto the garden and ample dining space, along with a central heating radiator, tiled floor and fitted store cupboard.

First Floor Landing

Doors off to all four bedrooms and the bathroom.

Bedroom One

Double glazed window, central heating radiator and door into the en-suite.

En-Suite Shower Room

Shower enclosure, wash hand basin, WC, radiator and extractor fan.

Bedroom Two

Double glazed window to the front and central heating radiator.

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.

Bathroom

A modern bathroom comprising a white suite including a bath with shower over, glass screen, modern metro tiling, WC, wash hand basin with vanity unit, chrome heated towel rail and extractor fan.

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.

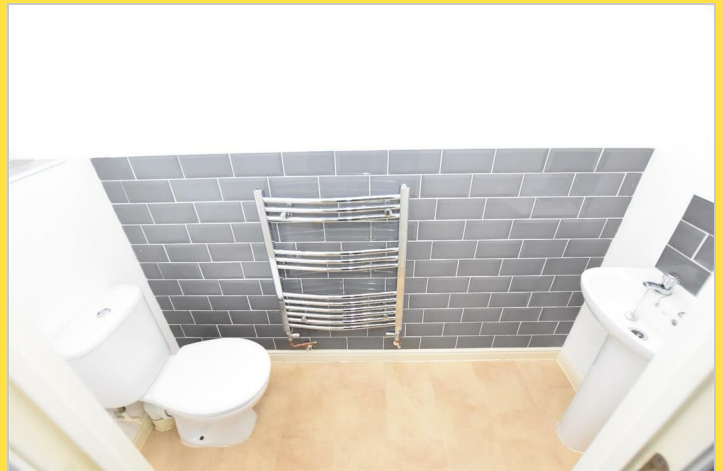
The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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.

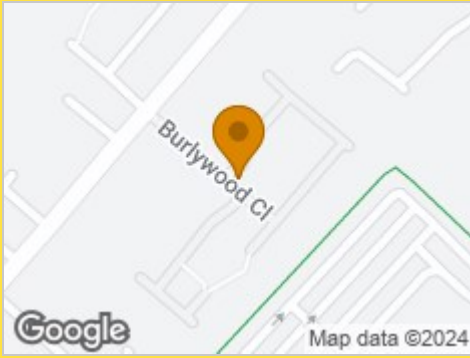
These particulars are issued in good faith but do not constitute representations of fact, or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.

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



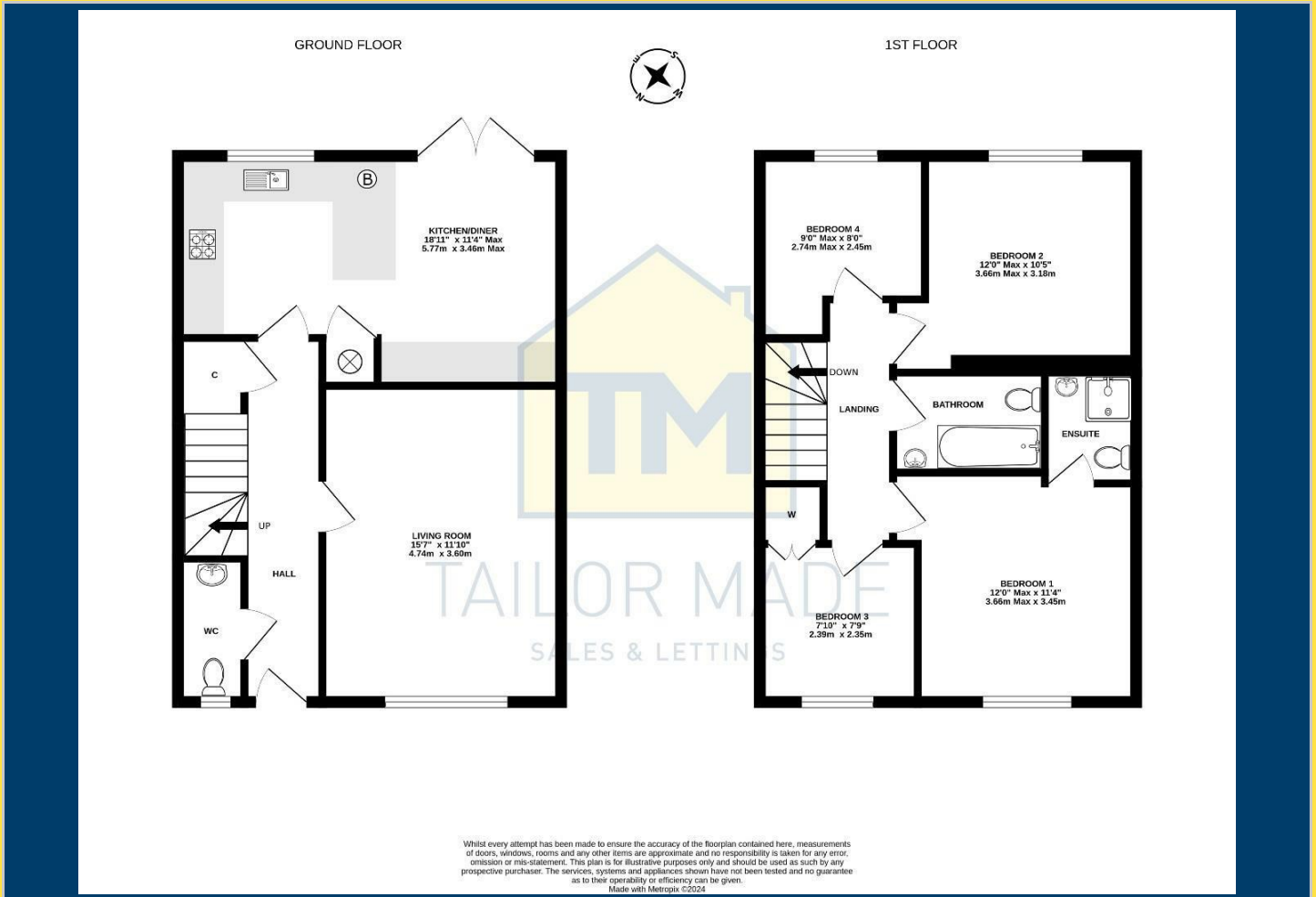
Hybrid Map



Terrain Map



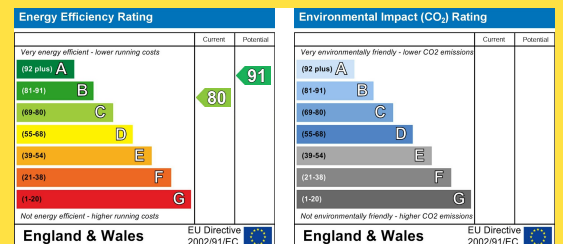
Floor Plan



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.