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## Aldbury Rise

Allesley Park, Coventry, CV5 9JN

Price £220,000



ANOTHER PROPERTY SOLD BY  
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# Aldbury Rise

Allesley Park, Coventry, CV5 9JN

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Tailor Made Sales and Lettings are delighted to bring to market this superbly presented, two double bedroom, semi detached property on the highly desirable Allesley Park estate, a short walk to the Spinney, Allesley Park entrance and huge range of local amenities, shops, cafes and medical practices.

The property has a front fore garden and shared side driveway, gated rear access to the garden and side front entrance.

There is a small front entrance hallway, with stairs to the first floor and doors off to a well presented front lounge and beautiful rear, open plan kitchen / diner with upgraded units, fitted appliances and room for a table.

The first floor has a small landing area, access hatch to the loft space, doors of to two generous sized double bedrooms, the main with full width fitted sliding wardrobes and a modern white suited bathroom.

The garden has been meticulously cared for, well landscaped and offers a superb, modern space to enjoy quality time outdoors.

## Full Property Summary

### Entrance Hallway

Stairs to the first floor, doors to the lounge and kitchen / diner.

### Lounge

Double glazed window to the front elevation, central heating radiator, gas fire with modern surround.

### Kitchen / Diner

A range of modern wall and base units, solid wood counter tops, stainless steel sink drainer, integrated electric oven, four ring hob, extractor fan, fridge, freezer and washing machine. Double glazed windows to the rear, double glazed door, dining space, under stairs storage and central heating radiator.

### First Floor Landing

Doors to both double bedrooms and the bathroom

### Bedroom One

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

### Bedroom Two

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

### Bathroom

A modern bathroom, comprising a white suite including a bath with shower over, white tiling, 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

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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.



