



TAILOR MADE  
SALES & LETTINGS



## Winsford Avenue

Allesley Park, Coventry, CV5 9NB

Price £270,000





# Winsford Avenue

Allesley Park, Coventry, CV5 9NB

Price £270,000



Tailor Made Sales and Lettings are delighted to bring to market this excellent sized three bedroom semi detached family home in the hugely popular area of Allesley Park, a stone's throw from the park entrance, three excellent primary schools, the bus terminus with links to Birmingham and Coventry City Centre, as well a wide range of shops and local amenities.

The property has been extended and occupies a generous plot, including spacious driveway to the front, side access, full width rear extension, good sized rear garden and larger than average garage with rear vehicular access. The property is in need of full modernisation, but perfect for those looking to add their own stamp on the property and has the benefit of no onward chain. The property does however benefit from a lovely, new shower room on the first floor fitted 2022, new porch added 2020 and central heating system 2016.

The ground floor accommodation comprises an entrance hallway, spacious through lounge / diner, kitchen and full width conservatory. The first floor offers two spacious double bedrooms, a single bedroom and a modern shower room.

## Full Property Summary

### Entrance Porch

Door into the entrance hallway.

### Entrance Hallway

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

### Lounge / Diner

Double glazed window to the front elevation, central heating radiator, gas fire and glazed doors to the sunroom extension.

### Kitchen

A selection of wall and base units, stainless steel sink drainer, four ring hob, electric oven, space for appliances, double glazed window to the side elevation and glazed door into the conservatory.

### First Floor Landing

Doors to all three bedrooms and the bathroom.

### Bedroom One

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

### Bedroom Two

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

### Bedroom Three

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

### Shower Room

A lovely, modern, fully tiled shower room, comprising a walk in shower enclosure, glass screen, wash hand basin with vanity unit, 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.

### 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



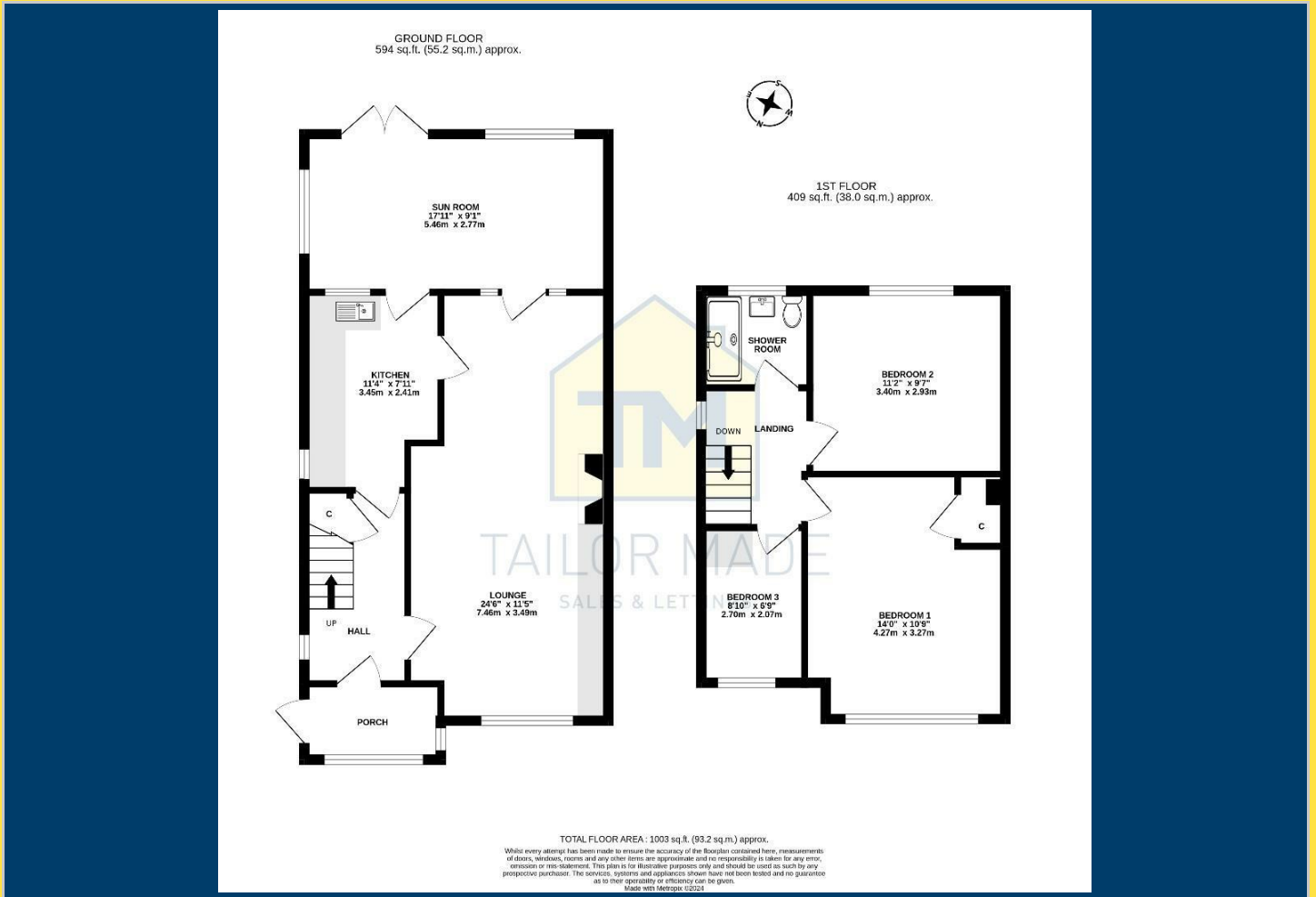
## Hybrid Map



## Terrain Map



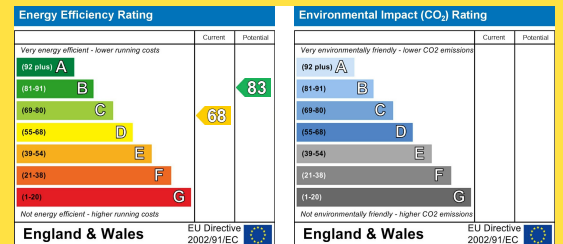
## Floor Plan



## 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.