

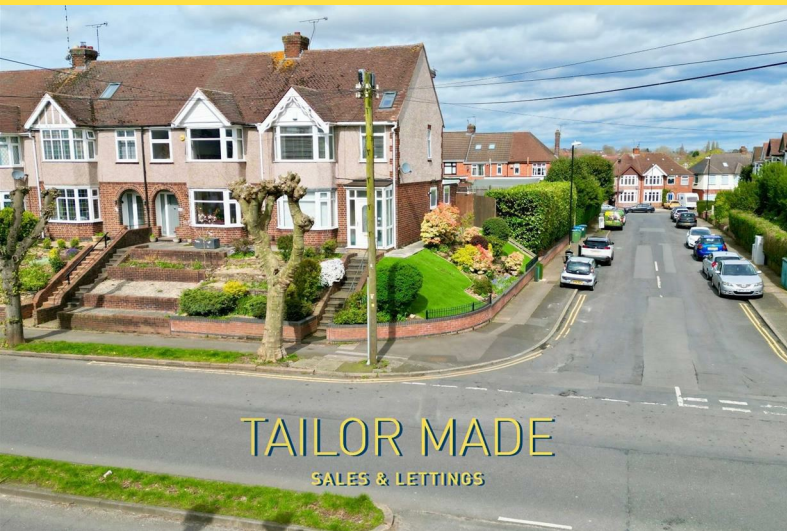


**TAILOR MADE**  
SALES & LETTINGS



**Allesley Old Road**  
, Coventry, CV5 8GJ

Price £325,000



# Allesley Old Road

, Coventry, CV5 8GJ

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## Property Overview

Tailor Made Sales & Lettings are delighted to bring to market, this substantial family home, located in Allesley, Coventry.

Occupying a prominent corner plot, the property is set out across three floors, with well sized front, side & gardens.

Briefly comprising:

Entrance Hallway with doors to all principle ground floor rooms, large through lounge diner, modern white gloss kitchen, study & guest W/C.

To the first floor there are three bedrooms, two of which are doubles, as well as the family shower room.

To the second floor we find a converted loft, being utilised as double bedroom.

## Front of Property

Double bay fronted property occupying a prominent corner plot. Front & side gardens. Paved stairs leading to entrance porch.

## Entrance Hallway

Entrance Hallway with access to all principle ground floor rooms & stairs to the first floor.

## Lounge/Diner

Bay fronted through lounge/diner. Hard flooring throughout, glazed bay window to front aspect, glazed aperture through to hallway, central heating.

## Study

Extension to original layout of the property, currently being utilised as a study, but could equally serve as a play room or additional reception.

## Kitchen

Modern white gloss kitchen with a selection of wall & floor units, windows to the side aspect, access to rear vestibule.

## W/C

Guest W/C. Fully tiled walls & floor & toilet.

## Landing

Landing to the top of the stairs, access to all bedrooms & dog-leg staircase to loft room.

## Bedroom One

Bay Fronted double bedroom to the front aspect of the property. Substantial built in wardrobes.

## Bedroom Two

Double Bedroom to the rear of the property, built in wardrobes.

## Bedroom Three

Single Bedroom to the front aspect of the property.

## Family Shower Room

Fully tiled family shower room, vanity w/c & sink, shower cubicle with thermostatic bar shower, central heating radiator.

## Bedroom Four

Converted loft, serving as a large double bedroom, multiple windows to the rear dormer, built in wardrobes & eaves storage.

## 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



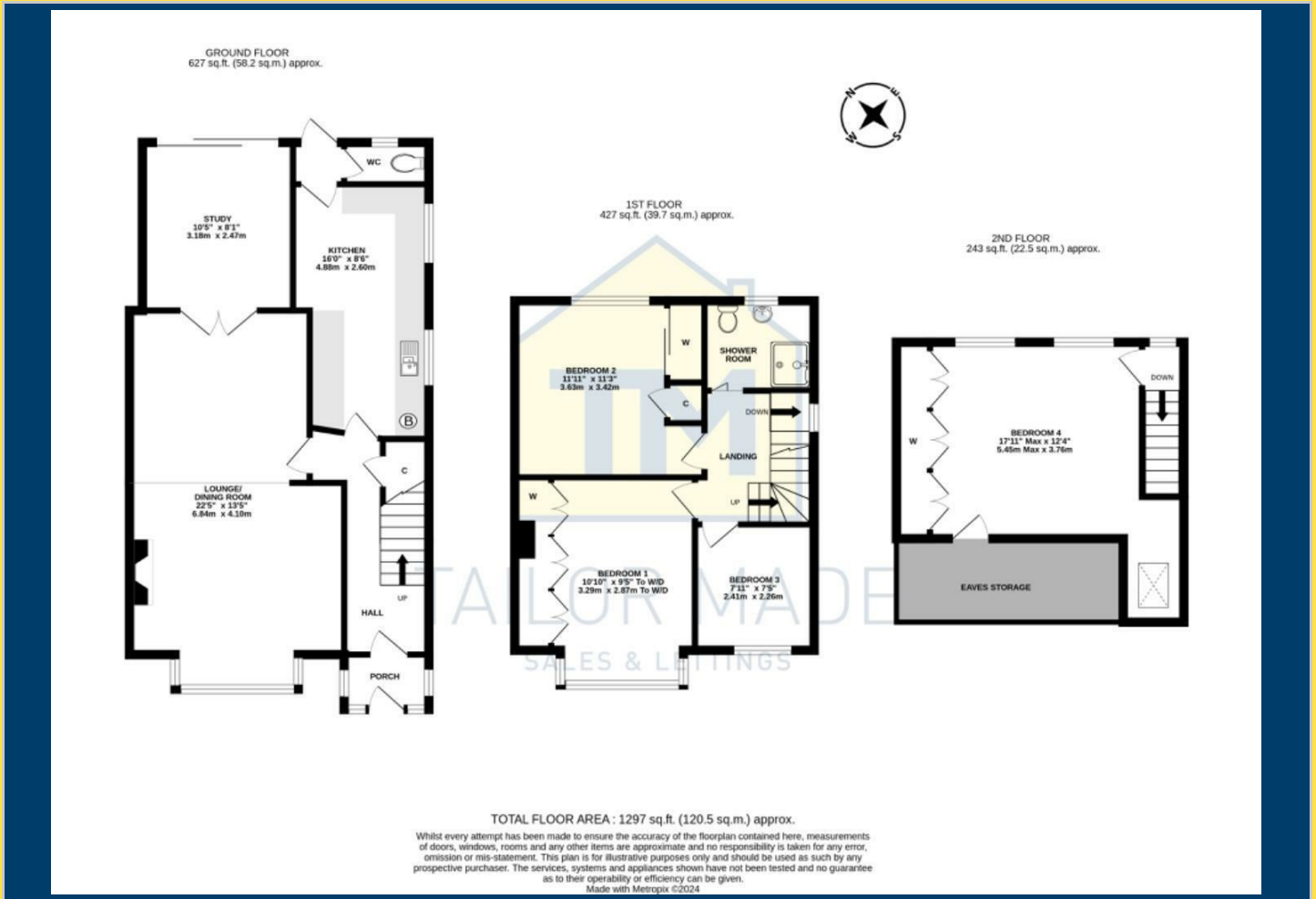
## Hybrid Map



## Terrain Map



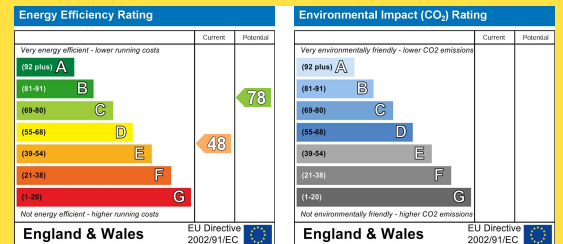
## Floor Plan



## 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.