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Allesley Park

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## Wyld Court

Allesley Park, Coventry, CV5 9LQ

Asking Price £475,000



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# Wyld Court

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Asking Price £475,000



Tailor Made Sales and Lettings are thrilled to bring to market this very rare, hugely extended and recently fully modernised four bedroom, semi detached family home located directly next to Allesley Park. Wyld Court is a highly desirable cul-de-sac at the top of the Allesley Park estate, with direct access into the park, quiet setting and a short walk to popular schools, shops and local amenities.

The current owners have transformed this property into a largely extended, exceptional four bedroom semi detached home with the preparation work in place for a loft conversion to create a further fifth bedroom.

The property benefits from high specification fixture and fittings, large open plan social spaces, well proportioned rooms, ample off-road parking and a lovely, large private rear garden, split into two sections.

The ground floor accommodation has a stunning front composite door, large entrance area, downstairs WC, well sized through lounge / diner, stunning open plan kitchen / diner with feature island unit, high spec appliances and two sets of bi-folding doors onto the garden. There is a door off to a partially converted garage with an electric remote controlled roller door to the front driveway and spacious open plan utility area with access to the rear garden.

The first floor has a very generous landing area, proving access to four genuine, very spacious double bedrooms, including a stunning master suite with dual aspect windows and large four piece, en-suite bathroom.

The family bathroom is a really good sized, equipped with a modern suite and modern tiling.

The current owners have had steel-work completed in the loft, fully boarded and have installed a window, paving the way for a full loft conversion, should you require further bedrooms or wash facilities on the second floor.

This really is an exceptional house throughout, tucked away in a very desirable position. An internal inspection is highly recommended.

## Property Summary

### Entrance Hallway

A really spacious tiled hallway with stairs to the first floor, doors into the lounge, kitchen / diner and downstairs WC.

### Cloakroom

Modern tiling, WC, wash hand basin and small vanity unit.

### Lounge

An excellent sized lounge with double glazed window to the front elevation, gas fire with marble surround, central heating radiator, large opening into the kitchen / diner.

### Extended Open Plan Kitchen / Diner

#### Kitchen Area

A range of modern wall and base units, upgraded corner carousel units, pull out larder units, large central island unit with elevated breakfast bar area. There is a range of integrated appliances including two eye-level electric ovens, five ring gas hob, ceiling mounted extractor fan, inset composite sink drainer with spray tap, dishwasher and space for American Style fridge freezer.

#### Dining Area

Two sets of bi-folding doors, ample dining space, column radiator, two sets of sky-lights and door into the utility and garage.

#### Utility

Wall and base units, one and half bowl sink drainer, space for washing machine and tumble dryer, wall mounted gas combination boiler, double glazed window, open plan to a partially converted garage and double glazed door to the garden.

#### First Floor Landing

A large landing area with double glazed window overlooking Allesley Park, access to the loft space and doors to all four bedrooms and the family bathroom.

#### Bedroom One

Dual aspect double glazed windows to the front and rear, the front enjoying views over Allesley Park, central heating radiator and door into the en-suite shower room.

#### En-Suite Bathroom

A fully tiled modern bathroom, comprising a shower enclosure, bath tub with mixer tap shower, wash hand basin with vanity unit, WC, fitted wall storage unit, radiator, double glazed window.

#### Bedroom Two

Double glazed window to the front elevation, enjoying views over Allesley Park, fitted wardrobes and central heating radiator.

### Bedroom Three

Double glazed window to the rear, fitted wardrobes and central heating radiator.

### Bedroom Four

Double glazed window and central heating radiator.

### Bathroom

A fully tiled modern family bathroom, composing a shaped bath with shower over, two sets of glass shower screens, fitted wall storage, wash hand basin with vanity unit, WC, bidet shower attachment, 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



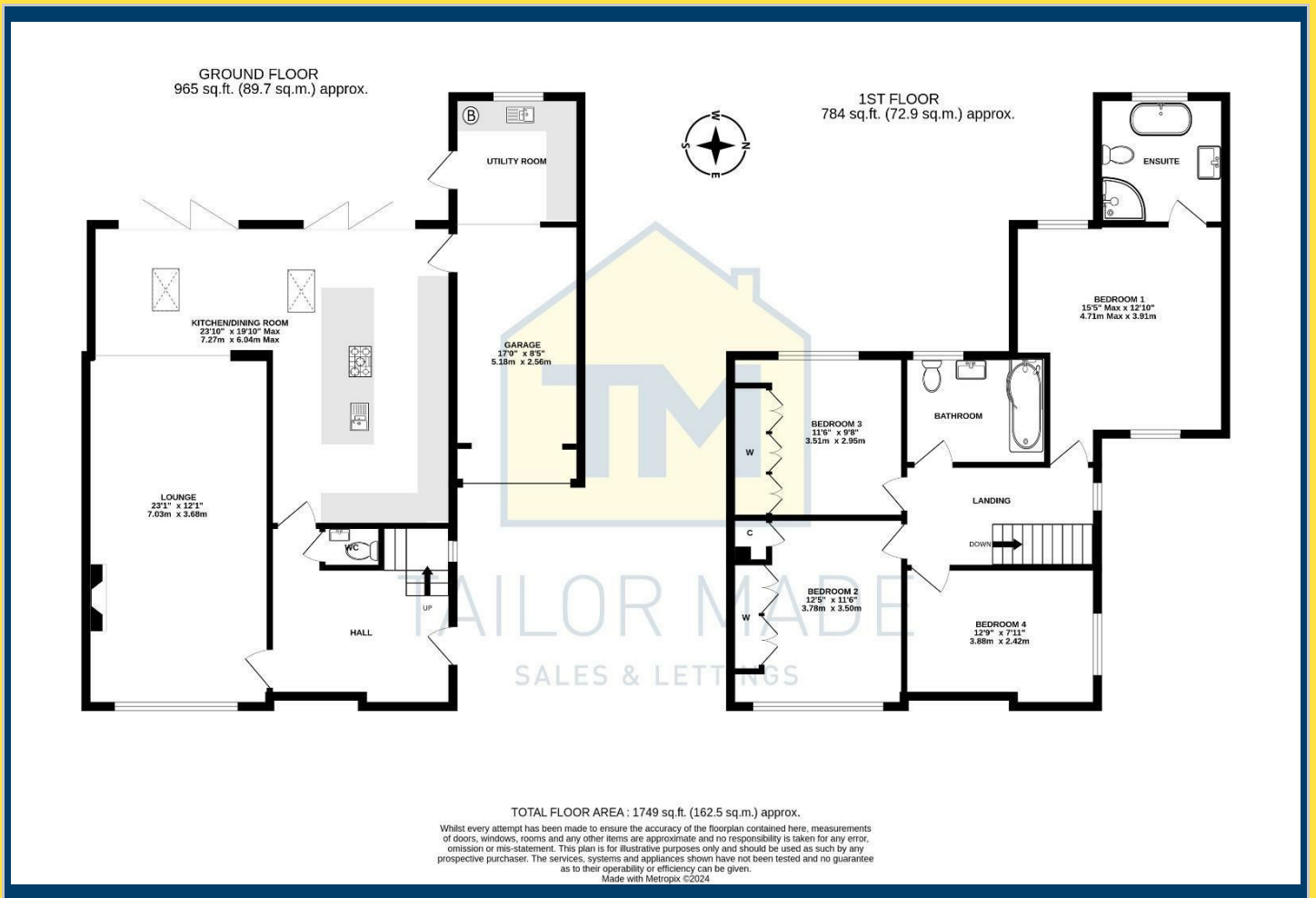
## Hybrid Map



## Terrain Map



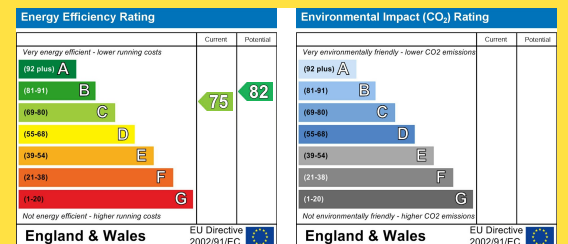
## Floor Plan



## 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.