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## Barnfield Avenue

Allesley Village, Coventry, CV5 9GD

Offers Over £330,000



ANOTHER PROPERTY SOLD BY  
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# Barnfield Avenue

Allesley Village, Coventry, CV5 9GD

Offers Over £330,000



What a fantastic opportunity - we are delighted to bring to market on the corner of Barnfield Avenue and Durham Crescent in the hugely popular area of Allesley Village, a stone's throw from well regarded Allesley Primary School, lovely countryside, pubs, shops, post office, pharmacy and medical services. There are regular bus services in and out of Coventry as well as a bus service the Birmingham Airport.

The property occupies an enviable corner plot with lovely mature, private enclosed gardens to the front, side and rear, along with valuable gated off-road parking to the rear leading to a detached single garage (with scope to go bigger) or even have a motorhome.

The property has bags of kerb appeal with an attractive facade, full of character and is being offered for sale with NO ONWARD CHAIN and a brand new roof costing upwards of £20,000 and comes with a guarantee.

There is great scope for a side or rear extension and also the option to go into the loft, subject to the necessary consents.

The ground floor accommodation is accessed via the side of the property, leading into a spacious entrance hallway with doors off to a kitchen, dining room and lounge. The first floor landing area has fabulous views over Allesley Countryside and doors leading to a large family bathroom, two spacious double bedrooms and a very good sized single bedroom.

Full Property Summary

## Entrance Hallway

Large store cupboard, doors off to all ground floor rooms and stairs leading to the first floor.

## Kitchen

A range of solid wood wall and base units, laminate counter tops, stainless steel sink drainer, four ring gas hob, electric eye-level double oven, space for fridge freezer and washing machine, double glazed window and door onto the garden.

## Dining Room

Beautiful (although in need of repair/replacement) original window to the front elevation, central heating radiator and archway into the lounge

## Lounge

Beautiful (although in need of repair/replacement) original bay window to the front elevation, central heating radiator, archway into the dining room and gas fire with brick built surround and sideboard.

## First Floor Landing

Double glazed window enjoying lovely countryside views, loft hatch with pull down ladder, providing access to the roof space, doors off to all three bedrooms and the family bathroom.

## Bedroom One

Beautiful (although in need of repair/replacement) original window to the front elevation and central heating radiator.

## Bedroom Two

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

## Bedroom Three

Beautiful (although in need of repair/replacement) original window to the front elevation and central heating radiator.

## Bathroom

A great sized family bathroom, comprising a bath with shower over, wash hand basin with storage underneath, WC and window to the side elevation.

## Outside WC

## Outside Storeroom

## Garden

A great sized private rear garden, fence and mature shrub enclosed, mainly laid with lawn with well stocked flower beds, paved patios leading to a shed, greenhouse, hardstanding for vehicles and a detached single garage. Gated side access onto the Durham Crescent, as well as gated vehicular access. There is also a private, hedge enclosed front and side garden.

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



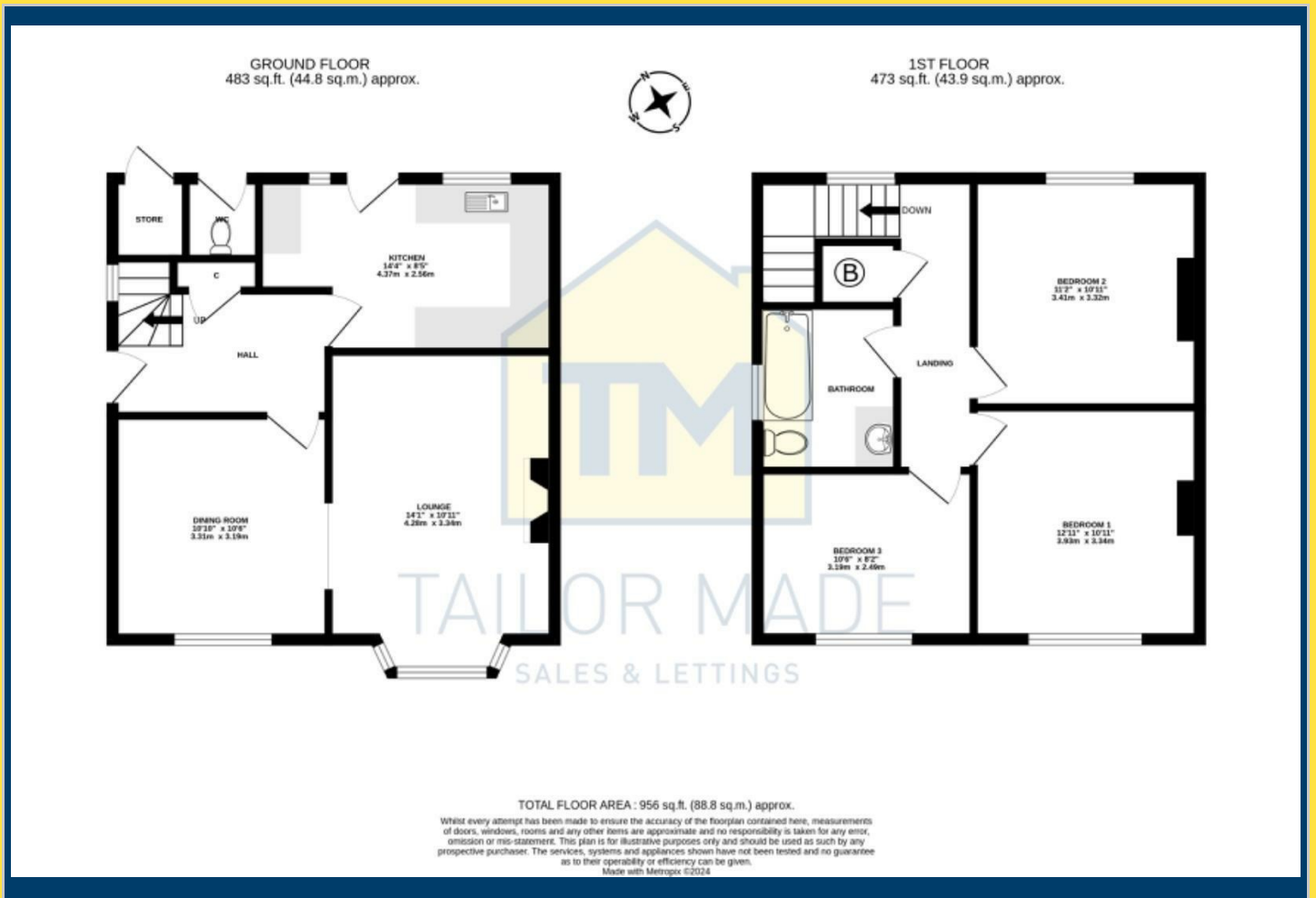
## Hybrid Map



## Terrain Map



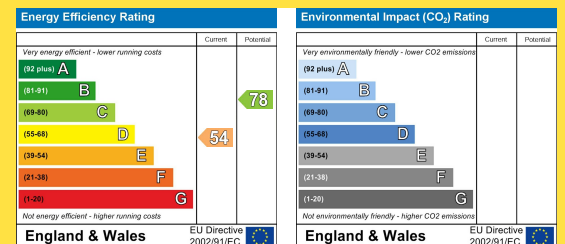
## Floor Plan



## 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.