



TAILOR MADE
SALES & LETTINGS



Hazelmere Close

Allesley Park, Coventry, CV5 9ND

Asking Price £210,000



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Tailor Made Sales and Lettings are delighted to bring to market this superbly presented, excellent starter home, situated on a quiet cut-de-sac at the top of the ever popular Allesley Park estate. Conveniently positioned within easy reach of the park, selection of shops and excellent schooling. There is also a bus terminus within easy reach, connecting you to the city centre and surround suburbs.

The property is beautifully presented throughout and benefits from a large front and rear garden, along with off-road parking and good rear vehicular access.

The ground floor comprises a small entrance hallway, well decorated lounge, lovely open plan modern kitchen / diner overlooking the garden. The first floor comprises two lovely double bedrooms and a modern, stylish bathroom.

Full Summary

Entrance Hallway

Door into the lounge and stairs to the first floor.

Lounge

Double glazed window to the front elevation, central heating radiator and space for an electric fire. Door into the kitchen / diner

Open Plan Kitchen / Diner

A range of modern wall and base units, laminate counter tops, modern white metro splash back tiling, composite sink drainer, freestanding cooker, four ring gas hob, space for fridge freezer and washing machine. Good dining space, under stairs pantry cupboard, double glazed window and door onto the garden.

First Floor Landing

Doors to both double bedrooms, the bathroom and airing cupboard.

Bedroom One

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

Bedroom Two

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

Bathroom

A lovely modern bathroom with large white splash back tiling, a white suite including a bath with shower over, glass screen, wash hand basin with vanity unit, WC, towel rail and double glazed window.

Garden

A large fence enclosed garden with lovely decking area, pergola, lawn.

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.

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.

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.



Road Map



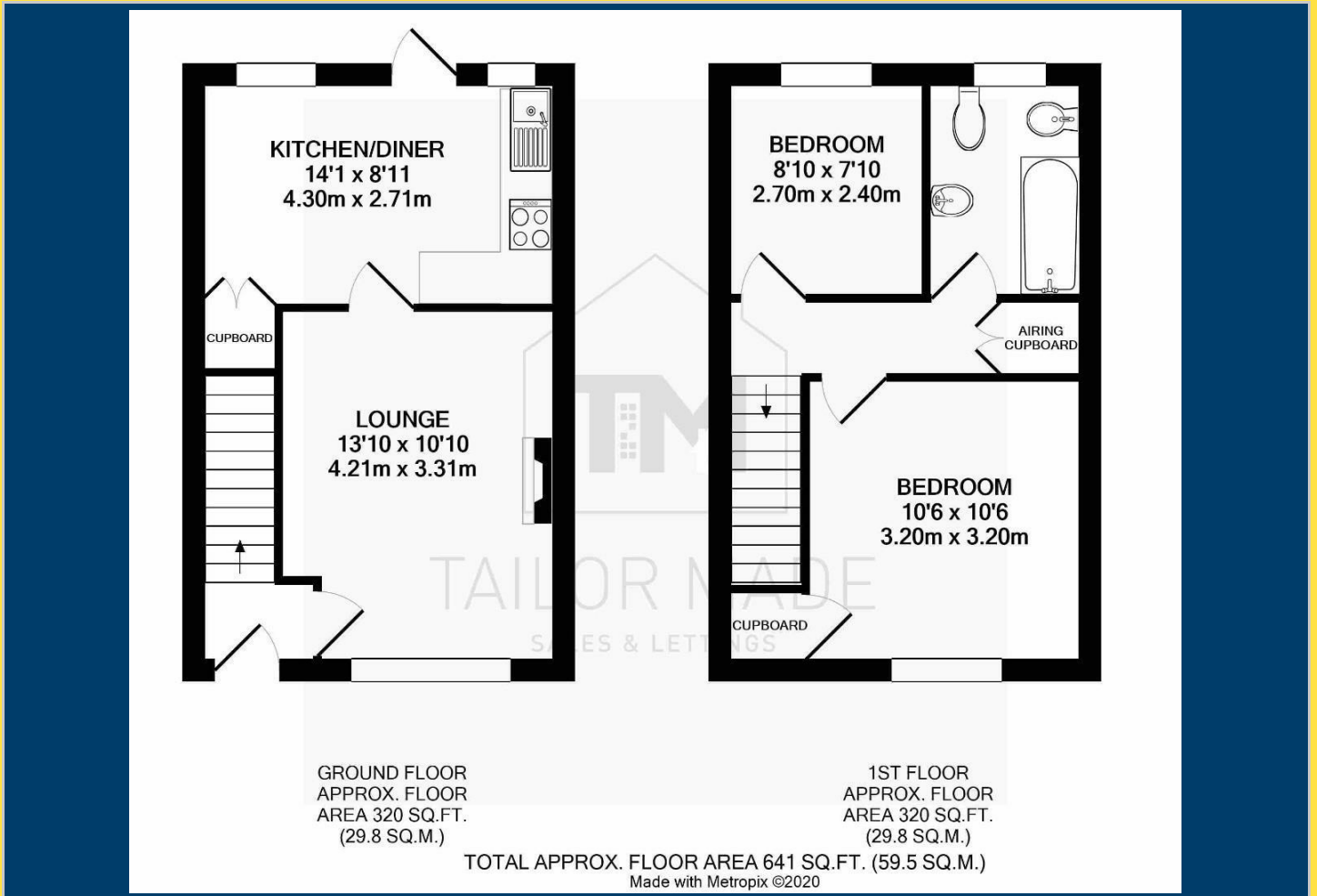
Hybrid Map



Terrain Map



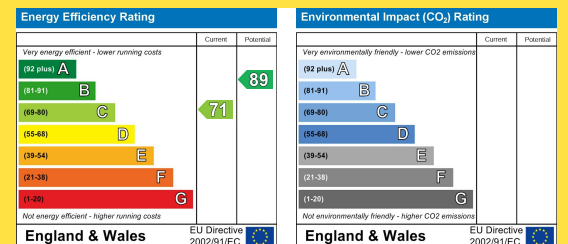
Floor Plan



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.