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## Allesley Old Road

Allesley, Coventry, CV5 8GB

Asking Price £315,000



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## Property Overview

An exceptionally, well presented double bay fronted end of terrace located in a highly sought after location, directly opposite Allesley Park with ground floor extension, large garden, off-road parking and sizeable garage with good vehicular access.

This stylish and spacious family home offers three excellent sized bedrooms, two wash facilities with a large, beautifully presented four piece family bathroom, as well as downstairs WC and shower room.

The ground floor has a spacious entrance hallway with stylish doors, off to a large through lounge diner with open log-burning fire, large bay window and double doors into a lovely open plan, extended kitchen / diner.

The first floor has three generous sized bedrooms and a lovely four piece, modern family bathroom.

The rear garden is an excellent size with a lovely raised patio area, steps down to shaped lawn and stone area, gated side access and larger than average garage with good vehicular access.

Ideally positioned within easy reach of neighbouring Allesley Park and Allesley Village with a wide range of local amenities, excellent school catchment area and a stroll to both Coundon Wedge and Allesley Park and Golf Course.

## Room Summary

### Entrance Hallway

A spacious entrance hallway with tiled floor, central heating radiator, doors to the lounge / diner, kitchen / diner and shower room. Stairs to the first floor.

### Lounge / Diner

Double glazed bay window to the front elevation, stunning open fire, central heating radiator and double doors to the kitchen / diner.

### Guest Cloakroom & Shower Room

WC, wash hand basin, shower cubicle and shower, radiator.

### Open Plan Kitchen / Diner

The kitchen area has a range of wall and base units, stainless steel sink drainer, integrated dishwasher and washing machine, four ring gas hob and electric oven, extractor hood over, space for fridge freezer. There is a large open plan dining space, glazed windows and roof, built in blinds and double glazed French doors onto the garden.

### First Floor Landing

Doors off to all three bedrooms and the bathroom.

### Bedroom One

Double glazed bay window to the front elevation, 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.

### Bathroom

A lovely modern bathroom, comprising a four piece suite, shower cubicle, large glass screen, jacuzzi bath tub, his and hers sinks with vanity unit, heated towel rail and double glazed window.

### 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.

#### 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.



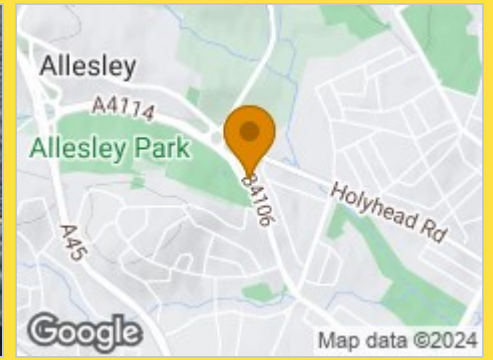
## Road Map



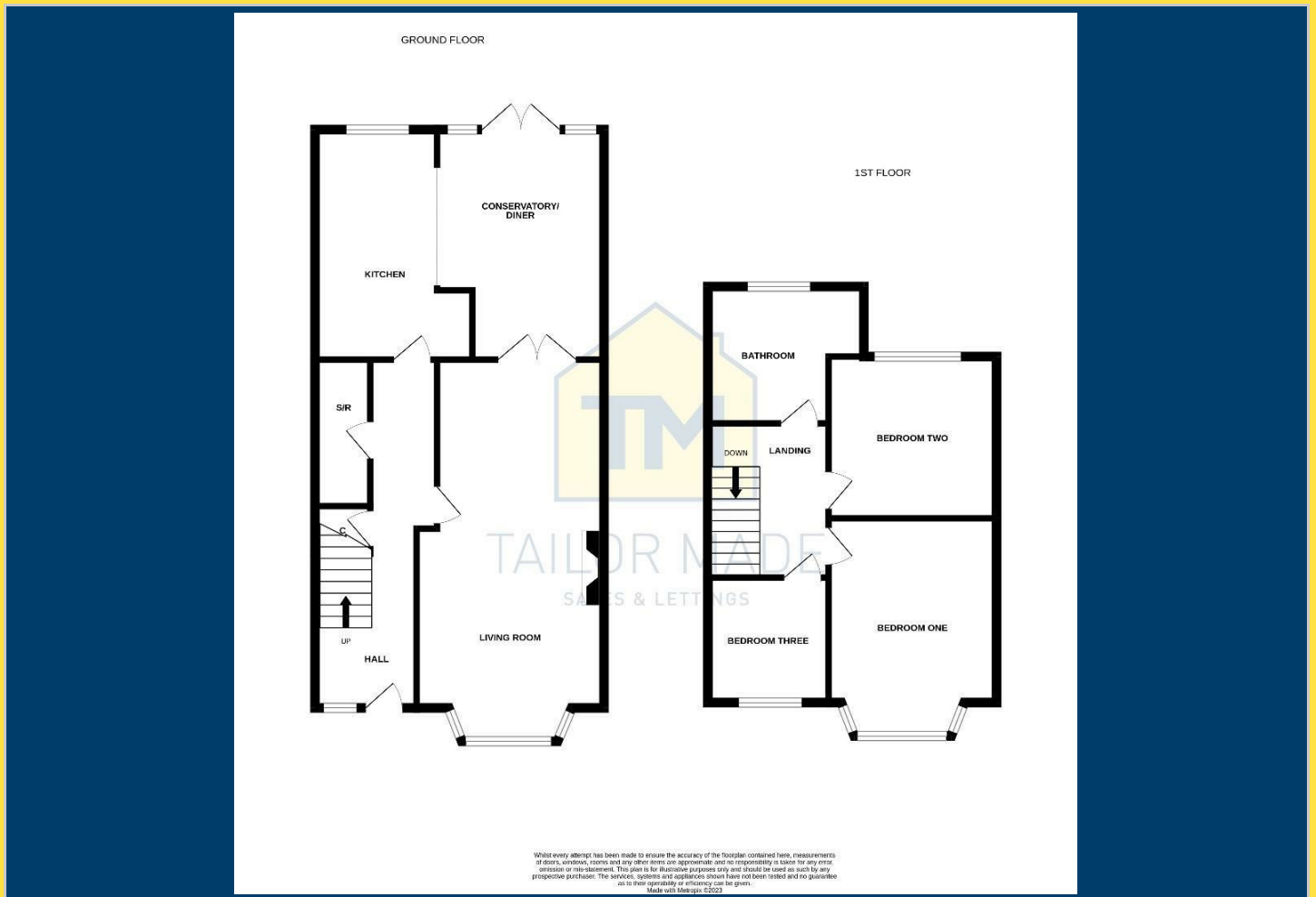
## Hybrid Map



## Terrain Map



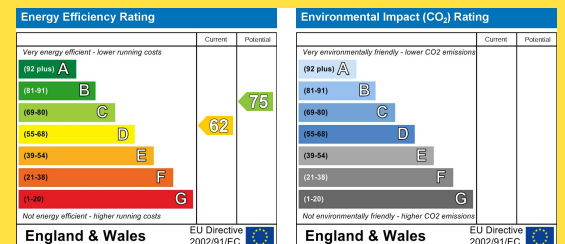
## Floor Plan



## 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.