



TAILOR MADE  
SALES & LETTINGS



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## Durham Crescent

Allesley Village, Coventry, CV5 9GA

Offers Over £300,000





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Tailor Made Sales and Lettings are delighted to bring to market this sizeable, corner plot two / three bedroom semi detached bungalow in the quiet and popular area of Allesley Village. The property is nestled away at the bottom of a pedestrianised selection of bungalows on the edge of countryside, yet a short walk to a range of local amenities Allesley Village has to offer including post office, convenience store, cafe, hairdressers and popular public houses. There is also a regular bus service in the village, heading into Coventry City Centre and also Birmingham Airport and neighbouring village of Meriden with further amenities.

The property has a detached garage with rear vehicular access and electric up and over door. There are large well kept gardens to the front, side and rear of the bungalow with direct access into the garage.

This well presented and well kept bungalow is offered for sale with no onward chain and comprises an entrance porch, entrance hallway, lounge, kitchen, conservatory, three bedrooms or option for two spacious double bedrooms and a separate dining room. Whilst the bungalow is lovely as it is, there is also huge scope for a potential purchaser to extend the property, subject to the necessary consents.

## Full Property Summary

### Entrance Porch

Double glazed window and door to the front elevation, door into the entrance hallway.

### Entrance Hallway

Doors off to all principle rooms and storage cupboard, central heating radiator and access into the loft space.

### Bedroom One

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

### Bedroom Two

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

### Bedroom Three / Dining Room

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

### Shower Room

A modern, fully tiled shower room comprising a shower cubicle, WC, wash hand basin with vanity unit, chrome towel rail and double glazed window.

### Kitchen

A range of wall and base units, laminate counter tops, stainless steel sink drainer, slim line dishwasher, space for cooker, washing machine and fridge / freezer. Double glazed window overlooking the garden to the rear and side, double glazed UPVC door into the conservatory.

### Conservatory

A brick based UPVC conservatory with double glazed windows to three sides and sliding patio doors onto the garden.

### Lounge

Sliding patio doors onto the garden, central heating radiator and gas fire with stone surround.

### Garden

A fence and shrub enclosed, large corner plot garden, mainly laid to the lawn to the side and rear, paved patio area and landscaped frontage.

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



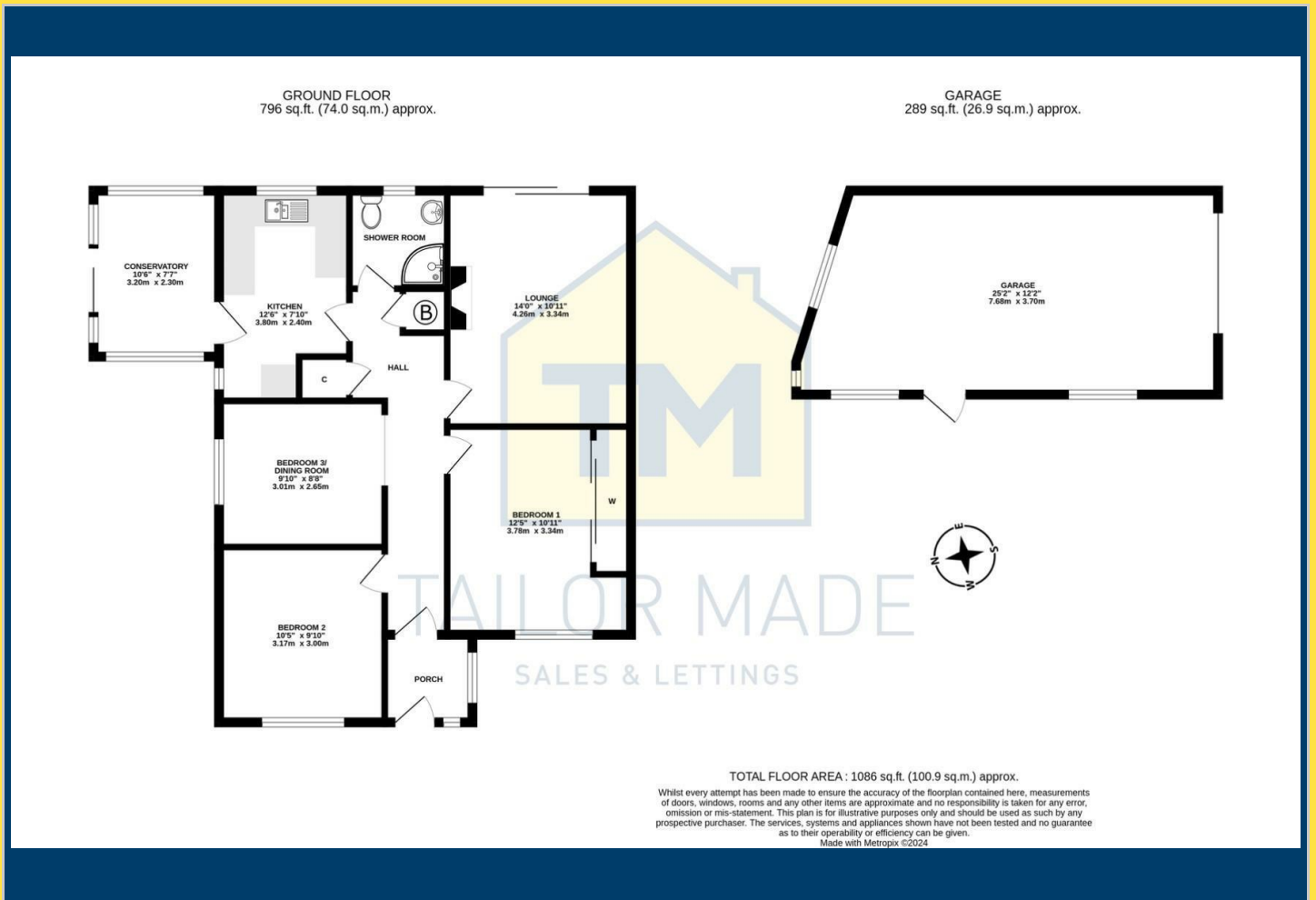
## Hybrid Map



## Terrain Map



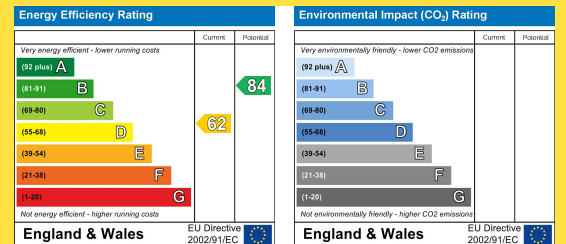
## Floor Plan



## 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.