



TAILOR MADE
SALES & LETTINGS



Barnfield Avenue

Allesley Village, Coventry, CV5 9GE

Asking Price £230,000



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Tailor Made Sales and Lettings are delighted to introduce to the market this completely refurbished, modern two bedroom Semi Detached bungalow in the heart of Allesley Village, a stone's throw from a wide range of local amenities including shops, post office, pharmacy, doctors surgery, cafe, primary school and two well respected pubs. There is a regular bus service within very close proximity, providing links into Coventry centre and also a regular service to Birmingham Airport and neighbouring village of Meriden.

The bungalow has a good sized frontage, secure side access leading to a large fence enclosed rear garden, mainly laid to lawn with small patio area.

The completely refurbished accommodation comprises an entrance porch, good sized lounge / diner, modern fully fitted kitchen, stylish fully tiled shower room and two bedrooms, the master with lovely patio doors directly onto the rear garden.

Full Property Summary

Entrance Porch

Door into the lounge / diner.

Lounge / Diner

Double glazed window to the front elevation, central heating radiator and doors off to all principle rooms.

Kitchen

A modern range of wall and base units, marble effect laminate counter tops, modern metro tiled splash backs, cooker with four ring gas hob, extractor hood above, composite sink drainer, space for washing machine, tumble dryer / dishwasher and

fridge freezer, door into the shower room and double glazed patio doors onto the garden.

Shower Room

A stylish fully tiled shower room with walk in shower enclosure, glass screen, wash hand basin with vanity unit, WC, chrome heated towel rail and double glazed window to the rear.

Bedroom One

Double glazed patio doors onto the rear garden and central heating radiator.

Bedroom Two

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

Garden

A large fence enclosed rear garden, mainly laid to lawn with patio area and secure gated side access.

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



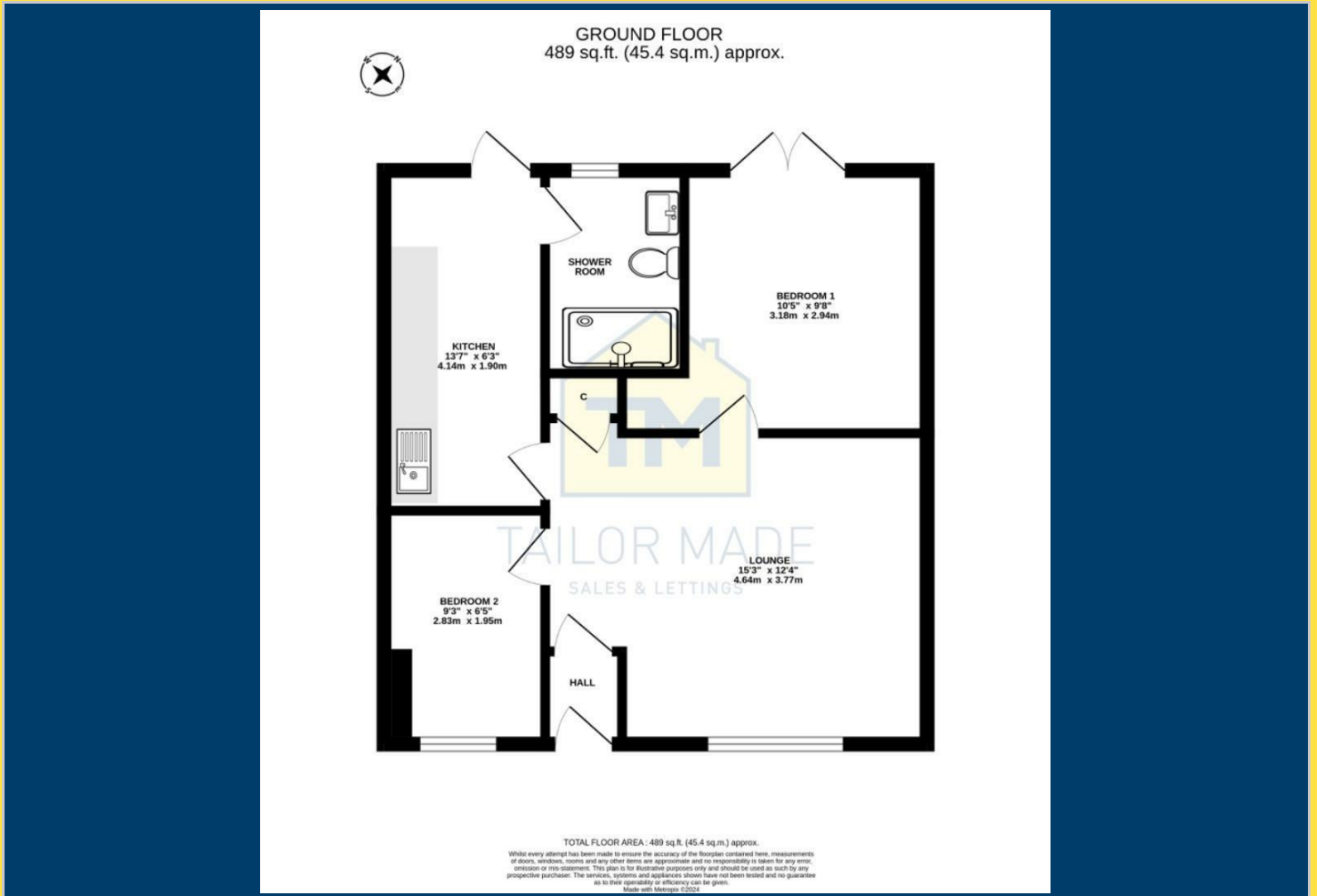
Hybrid Map



Terrain Map



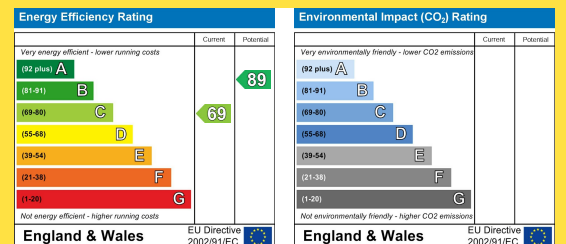
Floor Plan



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.