



TAILOR MADE
SALES & LETTINGS



Butt Lane

Allesley Village, Coventry, CV5 9FB

Asking Price £350,000



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Tailor Made Sales and Lettings are delighted to bring to market this highly desirable three bedroom semi detached family home, located on one of Allesley's most prestigious lanes, enjoying lovely field views to the front elevation.

The property provides easy access to gorgeous countryside walks and a short walk into the village, where you can find a wide range of local amenities, two well respected pubs, doctors surgery, pharmacy and public transport links, with a regular bus service into the City Centre and Birmingham Airport.

The property benefits from a large frontage providing ample off-road parking, secure side access to a well presented split level rear garden and integral single garage, ideal for conversion.

The ground floor accommodation comprises an entrance hallway, kitchen to the front of the property, enjoying stunning field views, spacious lounge / diner which is also open plan to a curved UPVC conservatory.

Full Property Summary

Entrance Hallway

Doors off to the kitchen and lounge / diner, stairs to the first floor accommodation.

Kitchen

A range of wall and base units, counter tops with splash back tiling, double glazed window enjoying lovely field views, four ring gas hob, extractor fan above, space for fridge freezer, dishwasher and washing machine.

Lounge / Diner

Large feature gas fire, central heating radiator and open plan to the rear conservatory.

Conservatory

Floor to ceiling double glazed & UPVC windows, open plan to the lounge / diner and double glazed door to the garden.

First Floor Landing

Doors to all three bedrooms and the bathroom. Double glazed window to the front elevation.

Bedroom One

Double glazed window to the front elevation, enjoying lovely field views, central heating radiator and fitted sliding mirrored wardrobes.

Bedroom Two

Double glazed window to the rear elevation, fitted sliding wardrobes, sink unit and central heating radiator.

Bedroom Three

Double glazed window to the rear, central heating radiator and fitted storage cupboard.

Bathroom

A fully tiled shower room with spacious shower enclosure, wash hand basin with vanity unit, WC, radiator and dual aspect double glazed windows.

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



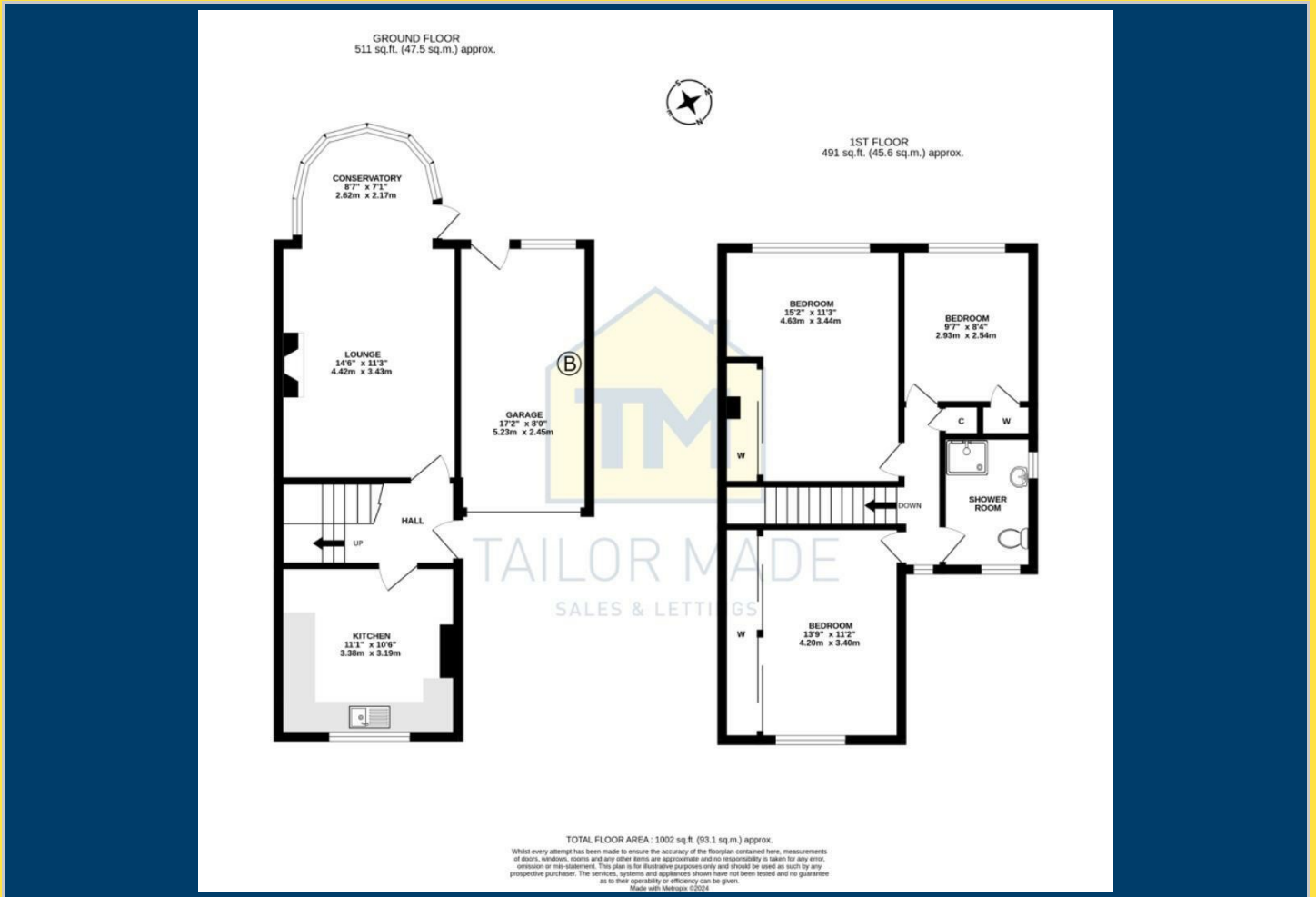
Hybrid Map



Terrain Map



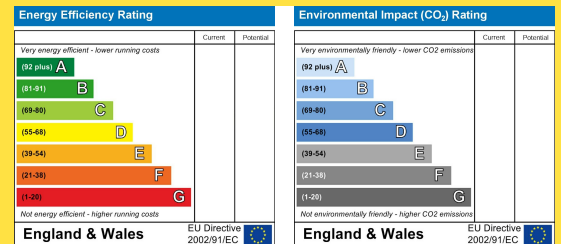
Floor Plan



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.