



TAILOR MADE  
SALES & LETTINGS



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## Burlywood Close

Allesley, Coventry, CV5 9PJ

Price £165,000



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## Property Summary

Tailor Made Sales and Lettings are delighted to bring to market this well presented two bedroom, modern first floor apartment located, on a small development off Browns Lane in Allesley. The property is peacefully positioned on the edge of gorgeous countryside and a short walk into the village where you can find shops, cafe, post office, doctors surgery, pharmacy, hairdressers and two well respected pubs. There are regular bus connections within walking distance to the property, a short distance from the Jaguar Sports and Social Club and easy access to the A45, linking you to the motorway network and under 10 minutes to Birmingham Airport.

The property is accessible via a secure communal entrance, with stairs leading to the first floor. There is a spacious bright lounge / diner with Juliet balcony and French doors. There is an opening to a modern fully fitted kitchen with integrated appliances. There are two bedrooms with the master benefiting from a modern en-suite shower room. The main bathroom, also modern is equipped with a bath and shower over.

There is allocated parking to the front of the block, along with a bike store.

## Lease Details

We have been advised the lease is 125 years from January 2007 with 108 years unexpired. The ground rent is £250 per annum. The service charge is £550 per 1/2 year. The vendor is looking to purchase a new build property.

## 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)

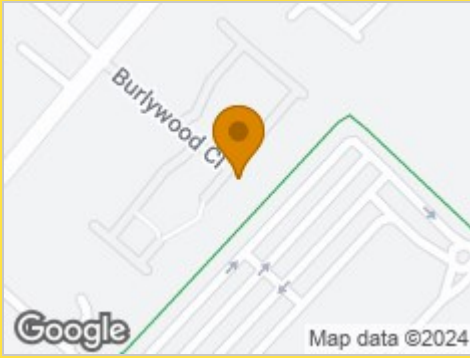
Should you have any question on the above please contact us.

### 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

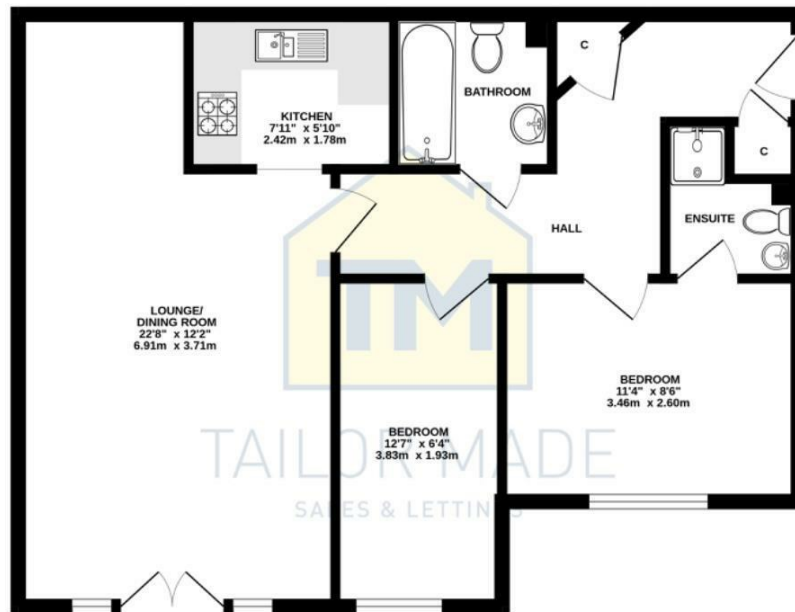


## Terrain Map



## Floor Plan

635 sq.ft. (59.0 sq.m.) approx.



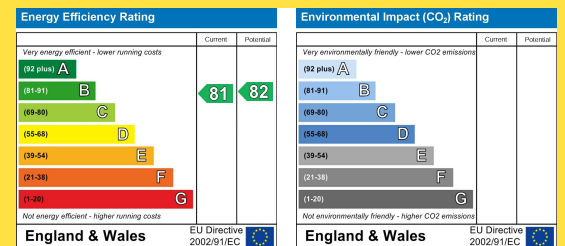
TOTAL FLOOR AREA: 635 sq.ft. (59.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Map data ©2024

## 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.