



TAILOR MADE  
SALES & LETTINGS



## Oak Lane

Allesley, Coventry, CV5 9DB

Asking Price £419,950



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A delightful, extended three bedroom semi detached property situated in a beautiful, idyllic semi rural setting on the outskirts of Allesley. The property is perfect for those looking for great access to the countryside, easy connections to the A45 and M42 and all the benefits of a peaceful setting, but very close to amenities and good schooling.

There is a large, newly installed block paved driveway, providing ample off-road parking to the front. The property has an attractive rendered facade with modern grey windows, top quality shutters installed and new composite front door.

The ground floor comprises an attractive front lounge, leading through to a stunning open plan kitchen / diner, for those that love to entertain. There is a large central island, stunning range cooker and bi-folding doors onto the large rear garden. Situated in the middle of these rooms is a utility area, WC and modern shower room.

The first floor has a stunning master bedroom with vaulted ceiling, Juliet balcony overlooking the garden, ample storage space and a modern en-suite wet room. There are two further good sized bedrooms and a stunning main bathroom with stand alone feature bath tub.

The rear garden is fence enclosed with mature shrubs towards the bottom end, mainly laid to lawn with an attractive raised decking area and gated access onto the shared side driveway. There is a detached garden room at the bottom of the garden with bi-folding doors onto a patio area, power and lighting.

## Accommodation Summary

### Entrance Hallway

Door into the lounge, central heating radiator, double glazed window to the front and stairs to the first floor.

### Lounge

Double glazed window to the front elevation with fitted shutters, stylish radiator, feature open fire.

### Utility & Shower Room

Space and plumbing for a washing machine, wash hand basin, WC, modern tiled shower cubicle and shower, under stairs storage.

### Open Plan Kitchen / Diner

An attractive range of base units, large central island and breakfast bar, granite worktops, integrated dishwasher, range cooker with electric hobs, inset sink, space for large fridge freezer, spacious dining area, double glazed window to the side elevation and bi-folding doors onto the garden.

### Master Bedroom

Juliet balcony with double glazed patio doors overlooking the garden, central heating radiator, vaulted ceiling.

### En-Suite Wet Room

A modern tiled wet room with shower, wash hand basin with vanity unit, WC, chrome heated towel rail, vaulted ceiling and double glazed window.

### Bedroom Two

Double glazed window with fitted shutters, central heating radiator.

### Bedroom Three

Double glazed window to the front elevation with fitted shutter blind, central heating radiator.

### Bathroom

Feature tiled wall, stand alone stylish bath tub with floor mounted taps and shower hose, wall mounted wash hand basin, WC, chrome heated towel rail, double glazed window to the rear.

### Garden

Fence enclosed excellent sized rear garden with gate side access, raised decking area and mainly laid to lawn. Detached garden room with its own power supply, bi-folding doors onto a patio area.

Tel: 024 76939550

### 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.

### ABOUT US

Tailor Made Sales & Lettings is a family run business. The company is built on strong core values: a belief that an honest, reliable and efficient approach is essential in building trust and credibility. Tom Glancy, Director of Tailor Made Sales & Lettings, has 12 years Estate Agency experience and is a member of the NAEA, Property Ombudsman and Safe Agent giving all our clients and customers the guarantee that they are in safe hands.

The business will not only offer all aspects of Estate Agency (including Sales, Lettings and Property Management) but will also provide invaluable advice and recommendations for Solicitors, Financial Advisors and Surveyors to support you and your family throughout the entire moving process. Tailor Made Sales & Lettings takes an innovative approach to the industry, offering a flexible and transparent fee structure. This gives you the opportunity to create the best package for your individual requirements.

The internet has transformed the way we search, sell and let properties. Present high street estate agents act as intermediaries, leading to colossal fees and commissions: you have every right to question whether this added cost is acceptable. We believe Tailor Made Sales & Lettings are different. Our unique approach will save you money, provide peace of mind and, most importantly, ease the stress of any move or letting.



## Road Map



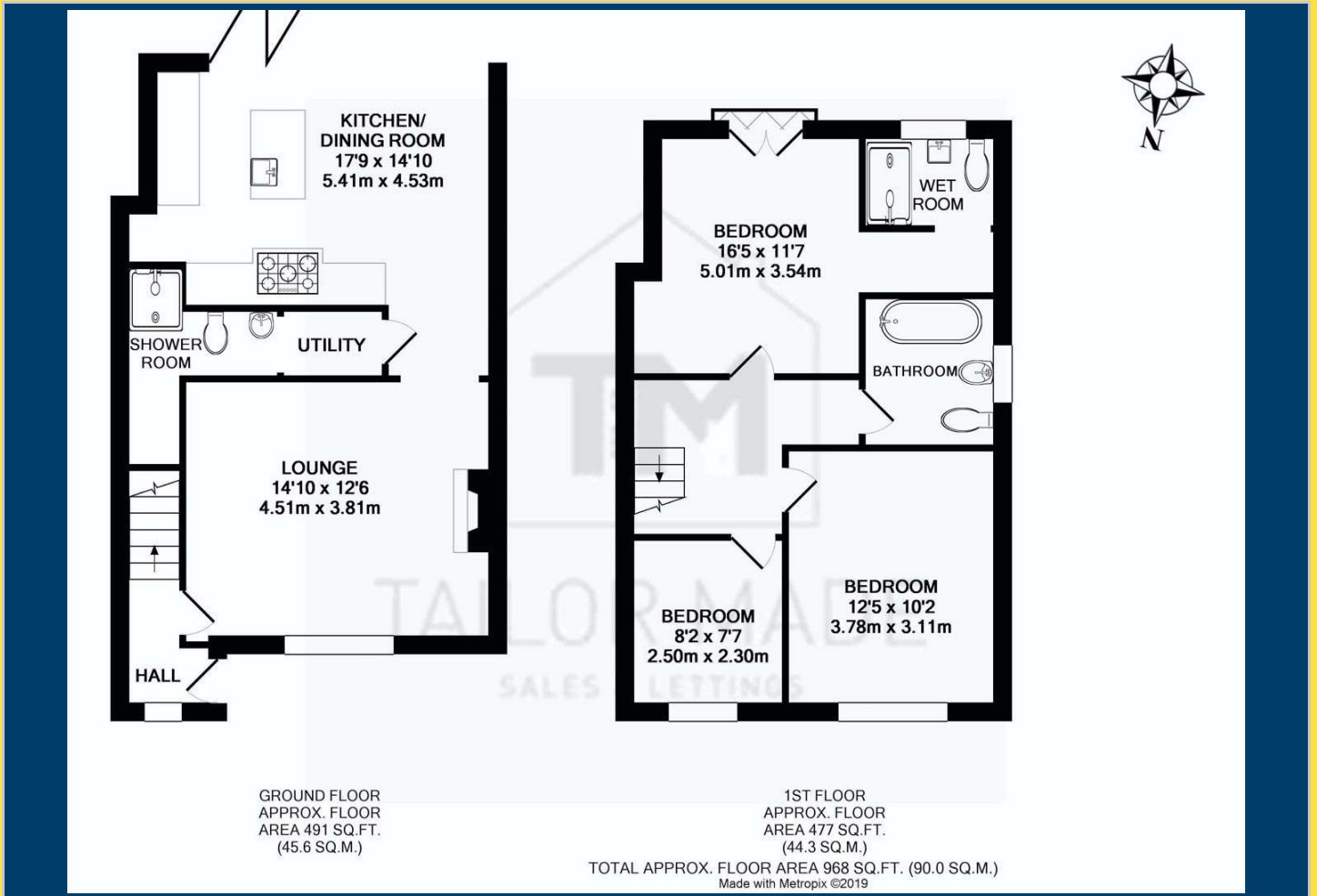
## Hybrid Map



## Terrain Map



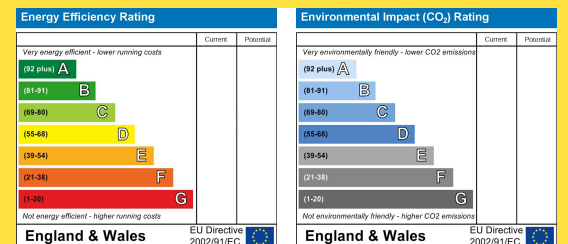
## Floor Plan



## 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.