



TAILOR MADE
SALES & LETTINGS



Chalfont Close

Allesley Park, Coventry, CV5 9HL

Asking Price £220,000



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Tailor Made Sales and Lettings are delighted to bring to market this much larger than average plot, tucked away in a quiet cul-de-sac in Allesley Park, with large private off-road parking to the side, private enclosed rear garden, extended and presented to a superb standard throughout.

The property is ready to move into, presented to a show home standard, neutral colour pallet, high-quality window shutters, fitted front and rear (except the conservatory).

The accommodation arranged over two floor, comprises an entrance hallway, spacious front lounge with dual aspect windows, modern ground floor shower room, modern grey fully fitted kitchen, under stairs storage and opening into a full width brick based conservatory, providing a lovely open plan kitchen / diner, ample natural light and access into the the private enclosed rear garden.

The first floor comprises two generous sized double bedrooms, the master to the front of the property with dual aspect windows and fitted shutters. The rear with one double glazed window, fitted shutters and built in storage.

The rear garden is fence enclosed, private, low maintenance, comprising a paved patio, slate chippings and gated side access to a large tarmac parking area with rear vehicular access. There is also a small low maintenance front garden with slate clippings and steps with rail to the front door.

Full Property Summary

Entrance Hallway

Doors to the lounge, shower room and kitchen, radiator and stairs to the first floor.

Lounge

Dual aspect double glazed windows to the front and side elevation, central heating radiator and fitted shutter blinds.

Kitchen

A range of modern grey matt wall and base units, laminate counter tops, modern white splash tiling, four ring electric hob, electric oven, extractor hood, stainless steel sink drainer and space for a washing machine. Under stairs storage cupboard and opening into the conservatory.

Conservatory

Floor to ceiling double glazed window overlooking the garden, double glazed patio doors, ample dining space, base units and space for a sink drainer.

Shower Room

A fully tiled, modern shower room, comprising a shower enclosure, shower, wash hand basin, WC and radiator.

First Floor Landing

Doors off to both double bedrooms.

Bedroom One

Dual aspect double glazed windows, fitted shutters, central heating radiator and built in storage.

Bedroom Two

Double glazed window to the rear elevation, central heating radiator and built in storage.

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.



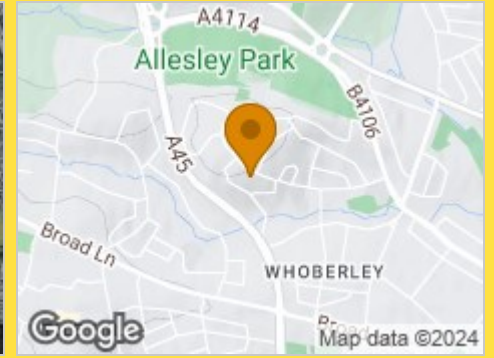
Road Map



Hybrid Map



Terrain Map



Floor Plan

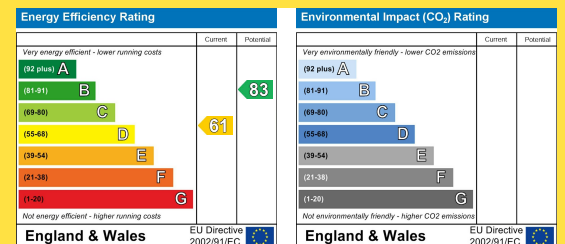


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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
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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.