



TAILOR MADE
SALES & LETTINGS



Winsford Avenue

Allesley Park, Coventry, CV5 9JF

Offers Over £275,000



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Tailor Made Sales and Lettings are delighted to bring to market this stunning three bedroom family home located in the heart of Allesley Park, a stones throw from excellent schooling, wide range of shops, local cafe and medical practices.

There is off road parking to the front of the property with full driveway and gated rear vehicular access to a detached single garage. w

The ground floor comprises a spacious entrance hallway with stunning glass and oak staircase, modern tiled floor and doors to the lounge / diner and kitchen. The lounge / diner is a spacious open plan room with double glazed window to the front elevation, modern fire place and surround, double glazed patio doors to the garden and two sets of central heating radiator.

The kitchen has been completely refurbished with a range of stylish white gloss wall and base units, breakfast bar with dining area, high end integrated appliances including two Bosch eye-level ovens, four ring hob, stylish extractor hood, fitted fridge / freezer, dishwasher, inset sink drainer and stylish glass splash back. There is a double glazed window and door to the rear garden.

The first floor comprises a lovely modern bathroom, which is fully tiled, with shaped bath, shower over, wash hand basin with vanity unit, WC, chrome heated towel rail and double glazed window. There is also a separate WC, fully tiled and double glazed window.

There are three excellent sized bedrooms, a huge master bedroom, spacious back double bedroom and a really good sized single third bedroom. A new loft larger loft hatch has been installed, with built in pull down ladder.

The rear garden is very low maintenance, fence enclosed

with large paved patio area and steps up to a large hardstanding area, gated rear access and detached single garage.

Full Property Summary

Entrance Hallway

Glass and oak staircase, central heating radiator, under stairs storage, doors to the lounge and kitchen.

Lounge / Diner

Double glazed window to the front elevation, modern fireplace and surround, two central heating radiators and double glazed patio doors to the garden.

Kitchen

A stunning refitted kitchen / diner, comprising a range of modern white gloss wall and base units, breakfast bar and dining area, inset sink drainer, stylish glass splash back, high end integrated appliances including two Bosch ovens, four ring hob, stylish extractor hood, fridge freezer and dishwasher. There is a double glazed window and double glazed door to the garden.

First Floor Landing

Doors to the WC, bathroom and three bedrooms. There is a large loft hatch with built in folding loft ladder.

Bedroom One

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

Bedroom Two

Built in wardrobes, central heating radiator and double glazed window to the rear elevation.

Bedroom Three

Double glazed window to the front elevation, central heating radiator and built in wardrobe.

Bathroom

A lovely, modern fully tiled bathroom comprising a shaped bath with shower over, glass screen, WC, wash hand basin, heated towel rail and double glazed window.

WC

WC, fully tiled and double glazed window.

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



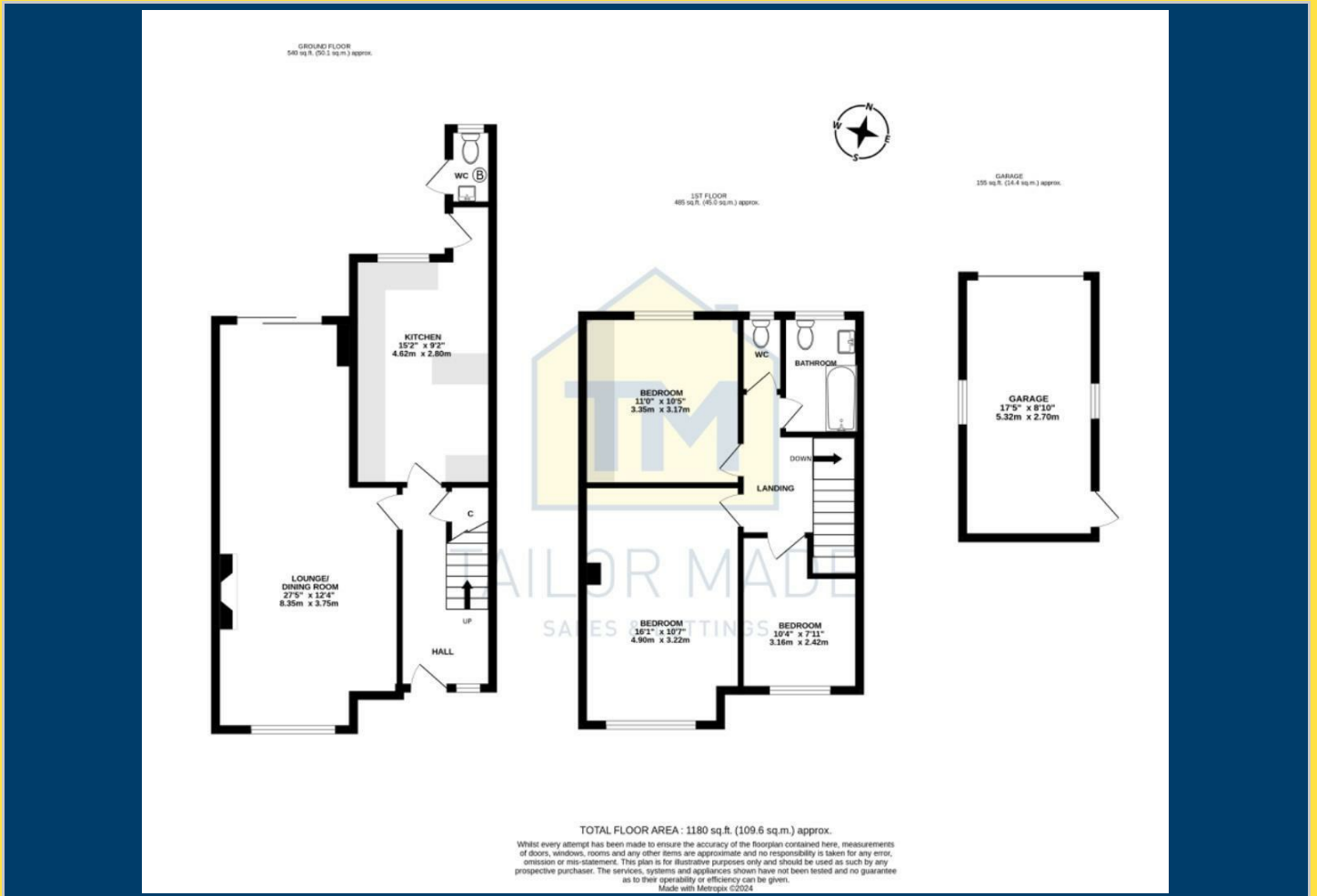
Hybrid Map



Terrain Map



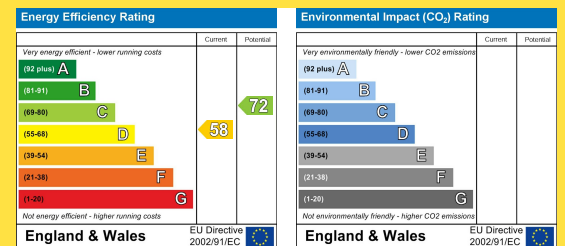
Floor Plan



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.