



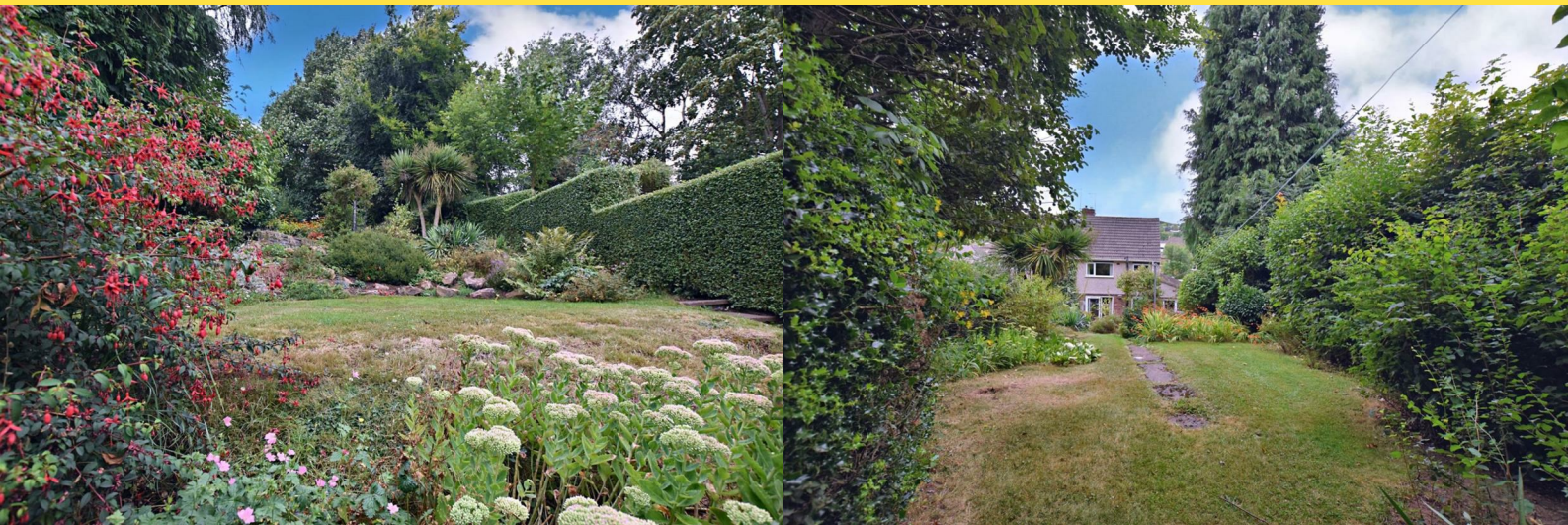
TAILOR MADE  
SALES & LETTINGS



## The Jordans

Allesley Park, Coventry, CV5 9JR

Asking Price £225,000



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An exciting opportunity to purchase this extended three bedroom semi detached family home with off-road parking, large raised mature garden, garage, no onward chain and bags of future potential.

This spacious and extended semi detached home, enjoys an elevated position with far reaching views across the city and backs onto a lovely tree enclosed common.

The property is in need of modernisation, but is offered to the market with no onward chain, huge potential to further extended and potentially change the internal layout to suite more modern day living styles.

There is a fabulous tiered, mature rear garden, great for kids to explore, lovely seating areas, plenty of lawn, well stocked borders and paved patio at the bottom.

Ideally positioned, a short walk from both the main Allesley Park and also the common directly behind the rear garden. There are four highly regarded primary schools within easy reach of the front door, wide range of local shops and amenities.

Full Property summary

## Entrance Hallway

Door to the lounge diner and stairs to the first floor.

## Lounge

Double glazed window to the front elevation, gas fire and opening into the dining room.

## Dining Room

Double glazed window to the front elevation, gas fire and opening into the dining room.

## Kitchen

A base range of wall and base units, stainless steel sink drainer, space for appliances and double glazed window to the rear. Scope to either knock through to the extension or into the dining room to create a kitchen / diner.

## Extended Reception Room / Utility

Electric storage heater and double glazed door to the garden.

## First Floor Landing

Doors to all three bedrooms and the bathroom.

## Bedroom One

Double glazed window to the front elevation, with far reaching views across to the city centre. Built in wardrobes and electric storage heater.

## Bedroom Two

Lovely views over the garden, double glazed window, sink and electric storage heater.

## Bedroom Three

Double glazed window to the front and storage heater.

## Bathroom

Fully tiled, bath with shower over, wash hand basin, wc 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

Tel: 024 76939550

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



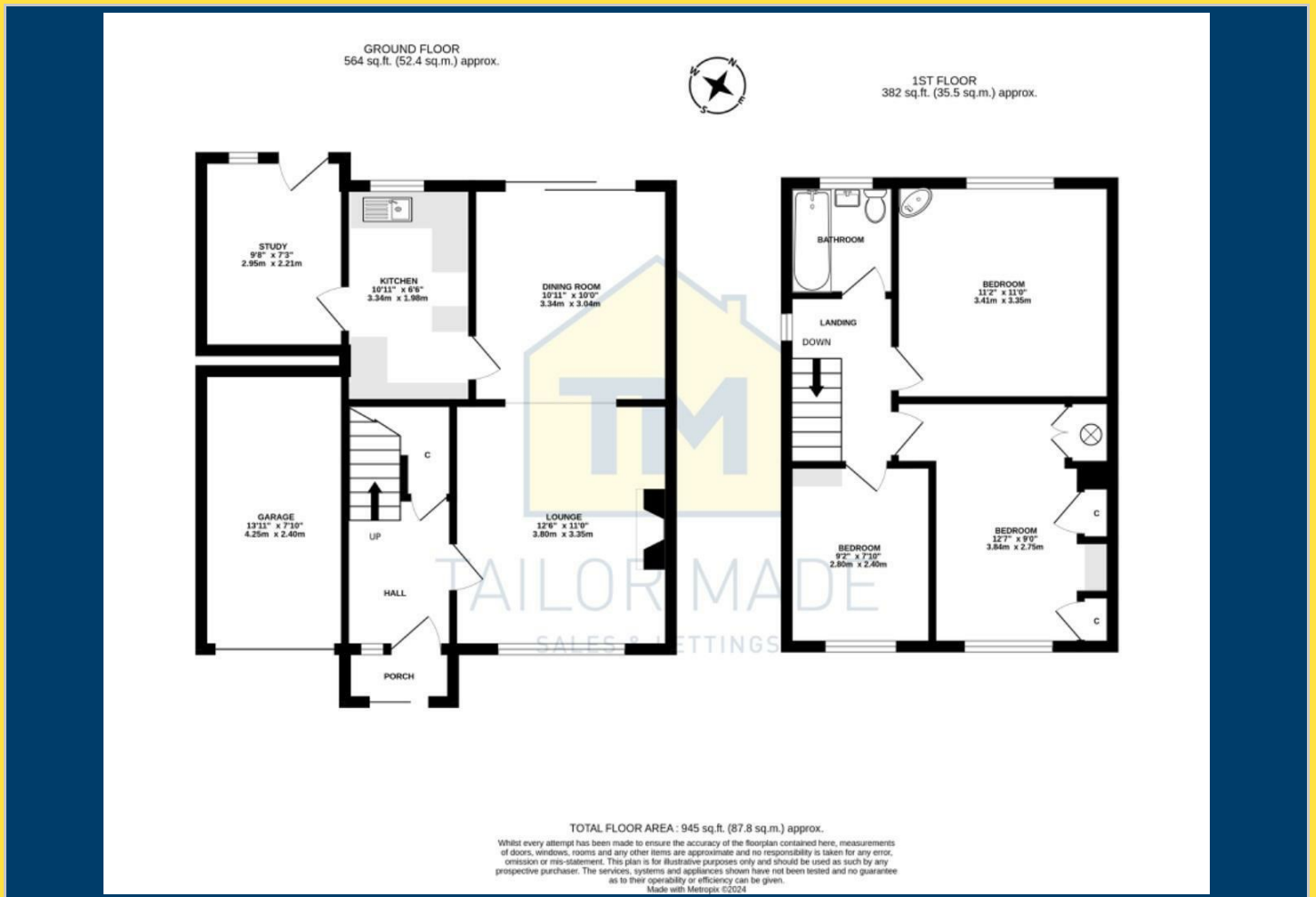
## Hybrid Map



## Terrain Map



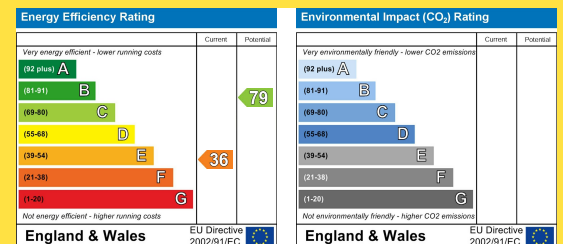
## Floor Plan



## 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.