



TAILOR MADE  
SALES & LETTINGS



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## Chenies Close

Allesley Park, Coventry, CV5 9HR

Offers Over £165,000





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Tailor Made Sales and Lettings are delighted to bring to market this well presented first floor two double bedroom maisonette located in a quiet cut-de-sac within the hugely popular area of Allesley Park.

The property, set back from the road has a private front entrance with stairs leading to a landing area with doors off to a large lounge / diner, modern fully fitted kitchen with high spec appliances, modern bathroom and two double bedrooms. There is secure side access leading to a private rear garden which is fence enclosed, small children's play area, paved patio and fairly maintenance free.

The property is conveniently situated within easy reach of the park, large green area, wide range of local shops, cafe, post office, doctors surgery, pharmacy, community centres and excellent schooling. There is also quick and easy access to the A45, linking Coventry to Birmingham, NEC and Birmingham Airport.

## Full Summary

### Entrance Hallway

Stairs to the first floor landing.

### Lounge / Diner

Double glazed window to the front elevation, gas fire with modern surround, central heating radiator and door to the kitchen.

### Kitchen

A range of wall and base units, laminate counter tops, composite sink drainer, eye-level Neff oven, Neff dishwasher, four ring electric hob, extractor fan, space for fridge freezer and washing machine.

Double glazed window to the rear and pantry cupboard.

### Bedroom One

A large double bedroom with dual aspect double glazed windows to the front and side elevation, central heating radiator.

### Bedroom Two

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

### Bathroom

A fully tiled modern bathroom with shaped bath and shower over, wash hand basin, WC, heated towel rail 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.

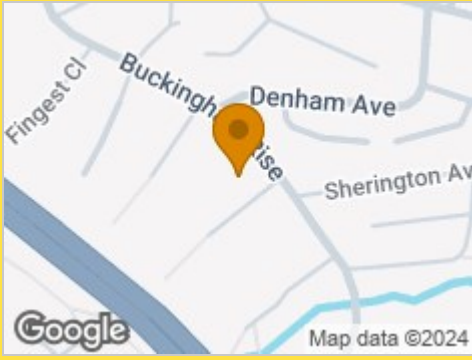
### Money Laundering Regulations

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



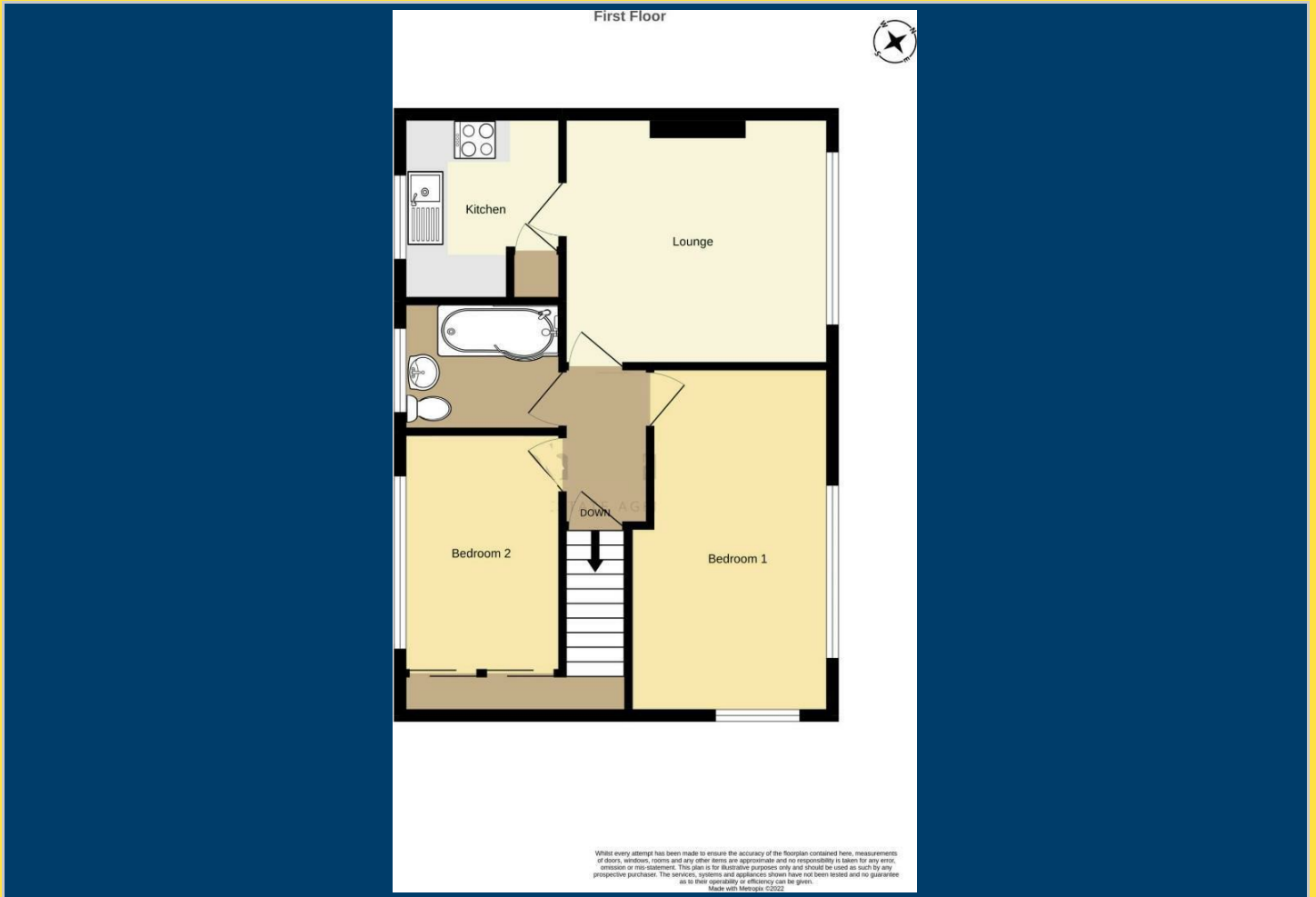
## Hybrid Map



## Terrain Map



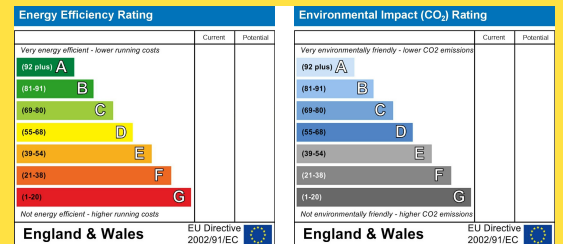
## Floor Plan



## 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.