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SALES & LETTINGS

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Streamside Close

Allesley, Coventry, CV5 9FF

Asking Price £299,950



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Tailor Made Sales and Lettings are delighted to introduce to market this lovely three bedroom end of terrace family home, located in this idyllic and quiet cul-de-sac, just off Washbrook Lane on the edge of beautiful Allesley countryside.

The property has off-road parking to the front with dropped kerb and block paved driveway, shaped flower bed, integrated single garage (ideal for conversion) and gated side access. There is a generous sized entrance hallway with glazed window and door leading into a spacious open plan through lounge / diner, door into a storage cupboard and direct access into a partially converted garage, which could be fully converted into another reception room in the future. There is double glazed sliding doors onto the garden and door into a modern, full fitted kitchen, enjoying pleasant views over the landscaped garden and field views.

The first floor has three generous sized bedrooms, all enjoying fitted wardrobes and pleasant views. There is an excellent sized family bathroom, which has been converted into a shower room with modern suite, comprising a shower enclosure, large I-shaped vanity unit with wash hand basin, WC, radiator and large double glazed frosted window.

The rear garden is delightful, fully landscaped, peaceful and enjoys a superb outlook over Washbrook Community Garden and fields. There a large paved patio, astro turf lawn, well stocked shrub borders, timber shed, gated rear access onto an additional small garden which is rented for £10 per annum, fence enclosed and secure gated access to the front.

Full Property Summary

Entrance Hallway

Glazed window and door into the lounge / diner.

Lounge / Diner

Glazed window into the entrance hallway, door into a storage cupboard and direct into a partially converted garage, central heating radiator, modern inset gas fire, dining area sliding double glazed doors onto the garden, door into the kitchen and stairs to the first floor.

Kitchen

A range of modern wall and base units, laminate counter tops, modern white tiling, stainless steel sink drainer, four ring electric hob, electric integrated oven and extractor hood above. There is space for a fridge freezer and washing machine. Double glazed UPVC door to the side access and large double glazed window overlooking the garden.

First Floor Landing

Double glazed window to the side elevation, doors to all three bedrooms and the family bathroom.

Bedroom One

Double glazed window to the rear enjoying superb countryside views, fitted wardrobes and drawers and central heating radiator.

Bedroom Two

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

Bedroom Three

Double glazed window to the front election, built in I-shaped wardrobes and desk unit, central heating radiator.

Bathroom

An excellent sized family bathroom, which has been converted into a large shower room, comprising a modern suite, including a shower enclosure, large I-shaped vanity unit with wash hand basin, WC, radiator and large double glazed frosted window.

Tel: 024 76939550

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.

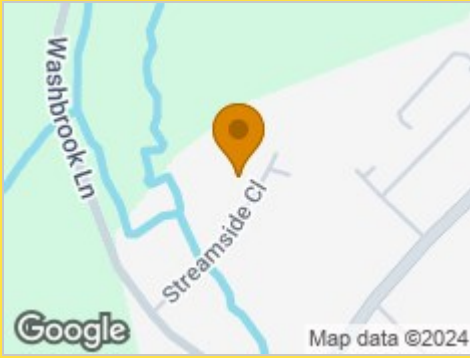
These particulars are issued in good faith but do not constitute representations of fact, or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.

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



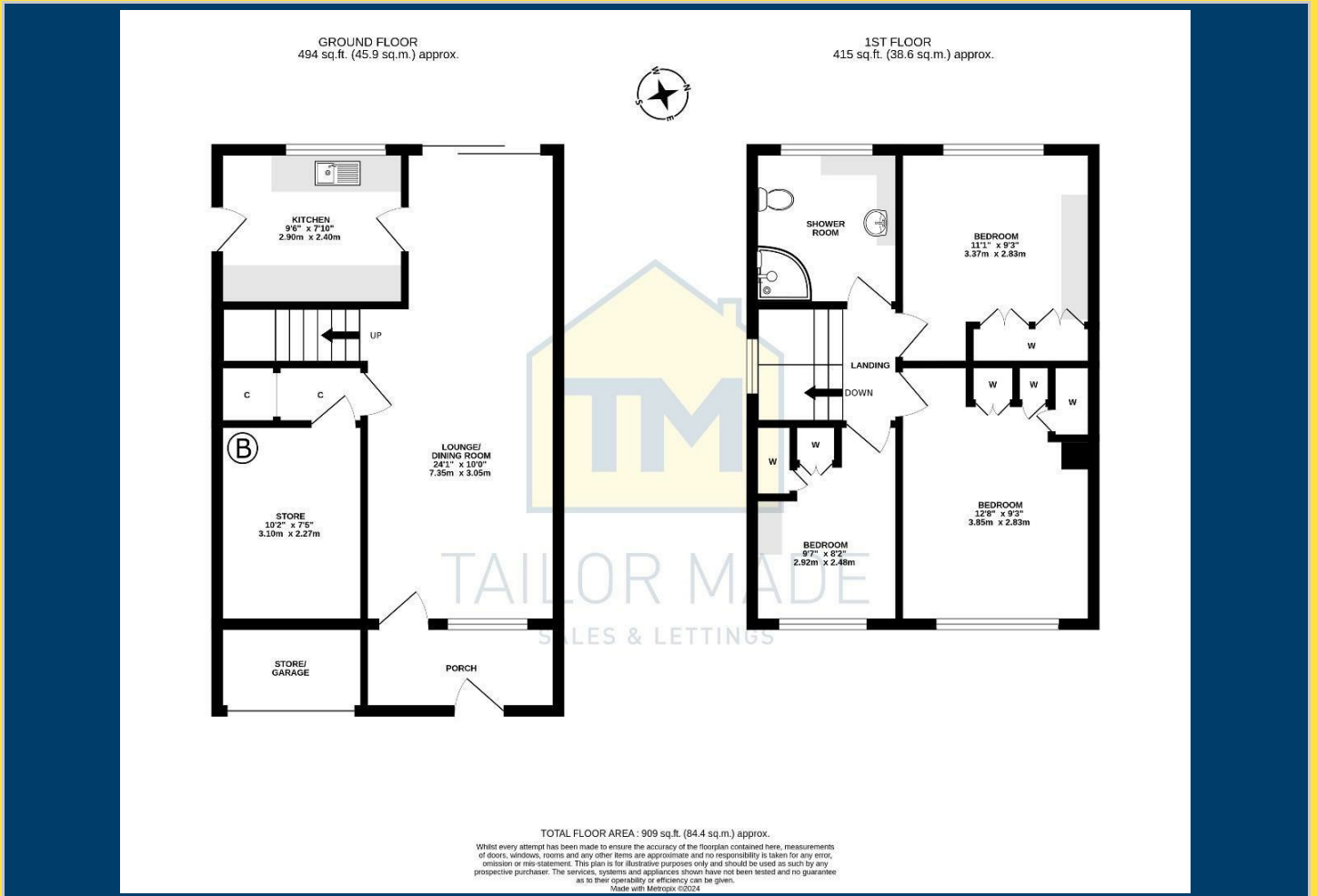
Hybrid Map



Terrain Map



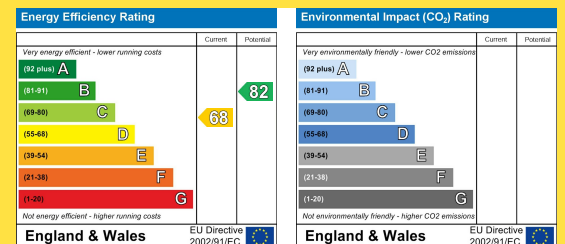
Floor Plan



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.