



TAILOR MADE  
SALES & LETTINGS



## Butt Lane

Allesley Village, Coventry, CV5 9FD

Offers Over £190,000





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Tailor Made Sales and Lettings are delighted to bring to market this much larger than average first floor two double bedroom maisonette located on the highly coveted road of Butt Lane, situated within, popular Allesley Village.

The property is well served with local amenities within the village including post office, convenience store, local and national pubs, village cafe, doctors surgery, cafe and public transport links. There is easy access to the A45, linking to M42, NEC and Birmingham Airport.

There are excellent countryside walks nearby, as well as easy access to Allesley Park and Coundon Wedge.

This spacious maisonette benefits from a large, private rear garden with secure gated access and comprises a large decking area, landscaped rockery area, pond, summerhouse and brick built store with separate RCD board providing outside lighting.

You have your own front door with canopy porch, with stairs leading to a large first floor landing area. There is a superb size lounge / diner with attractive fireplace, large window, proving ample natural light with views down the lane and ample dining space. There is a separate modern fully fitted kitchen overlooking the rear garden, two excellent sized double bedrooms and a large modern shower room.

The property is freehold with no charges and we have been advised there is a maintenance agreement in place with the ground floor maisonette.

Full Property Summary

## Landing

Doors off to all principle rooms.

## Lounge / Diner

Large double glazed window to the front elevation, central heating radiator and gas fire with attractive surround.

## Kitchen

A range of wall and base units, laminate counter tops, splash back tiling, stainless steel sink drainer, four ring electric hob, oven and grill, extractor fan, space for washing machine and fridge freezer, wall mounted gas combination boiler and double glazed window overlooking the garden.

## Bedroom One

A large double bedroom with double glazed window, central heating radiator and built in wardrobe.

## Bedroom Two

A large double bedroom with double glazed window overlooking the garden and central heating radiator.

## Shower Room

A spacious modern shower room with modern tiling, shower cubicle, WC, wash hand basin with vanity unit, bidet, radiator and double glazed window to the rear.

## 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)

Tel: 024 76939550

- 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.

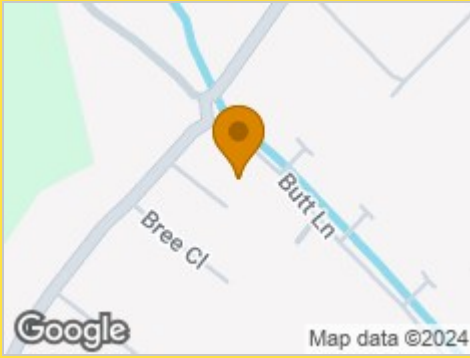
### Money Laundering Regulations

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.





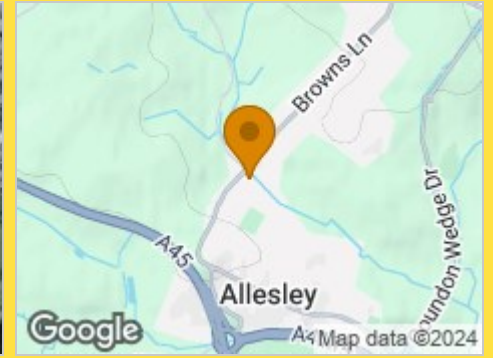
## Road Map



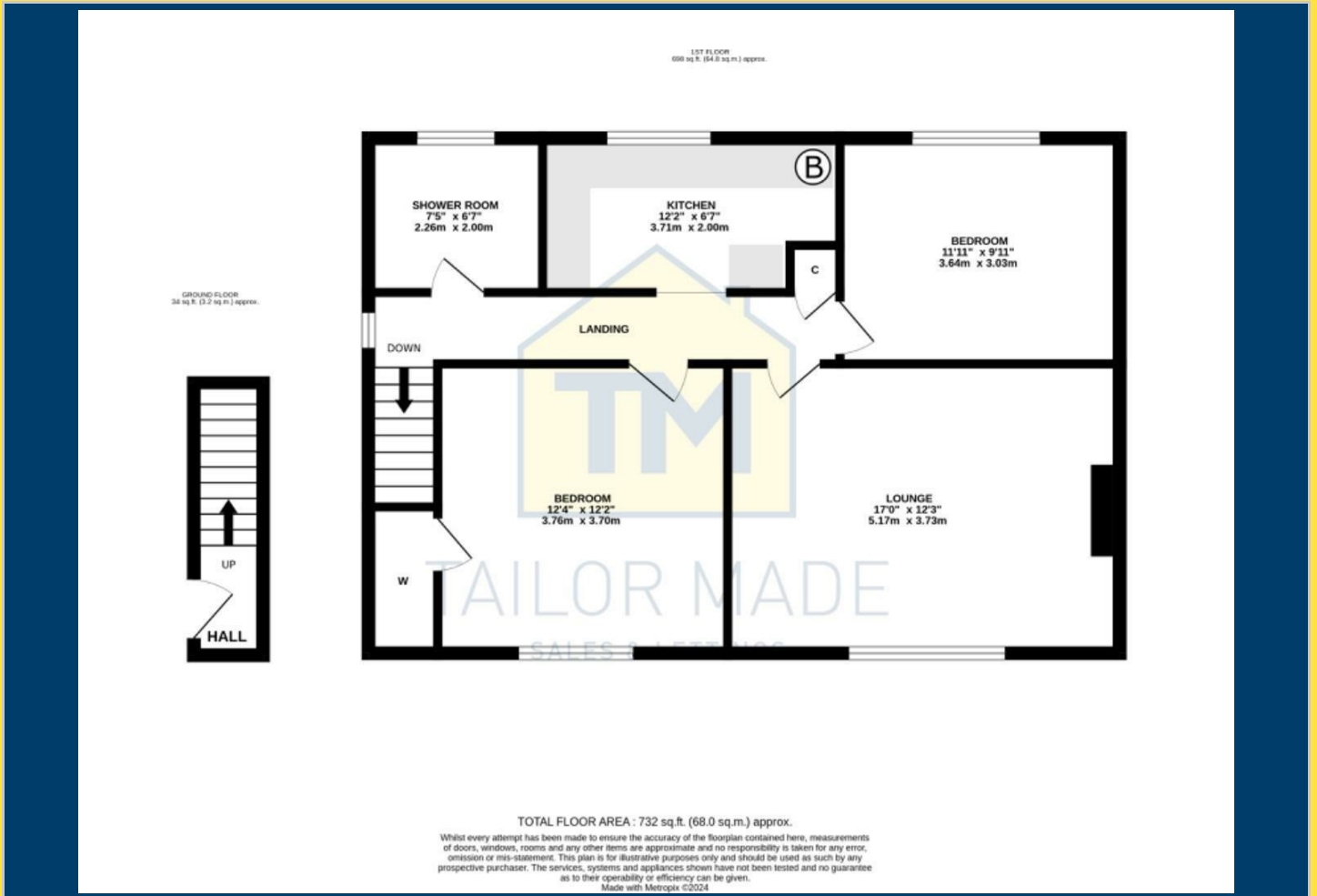
## Hybrid Map



## Terrain Map



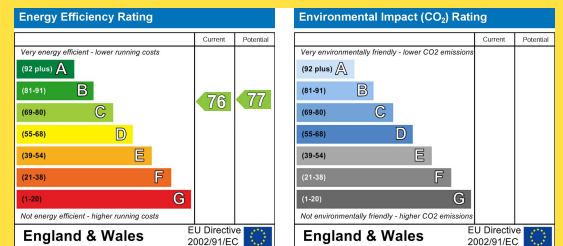
## Floor Plan



## 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.