



TAILOR MADE  
SALES & LETTINGS



## Frilsham Way

Allesley Park, Coventry, CV5 9LH

Offers Over £250,000



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Introducing this lovely three bedroom semi detached property with one owner since new, on the highly desirable Allesley Park estate, a short distance from the park entrance. The property is being offered for sale with NO ONWARD CHAIN and has a gorgeous mature, much loved rear garden separated into two areas.

The property benefits from off-road parking to the front and side, full camera and alarm system and single garage.

The ground floor comprises an entrance hallway, lounge, dining room and modern kitchen. The first floor offers two generous double bedrooms, a good sized single bedroom and a recently installed modern wet room.

The property offers excellent potential for new buyers to add their own stamp on their family home and affords great potential to extend to the rear or up into the loft.

## Full Property Summary

### Entrance Hallway

Doors to the lounge and kitchen, under stairs storage and stairs to the first floor.

### Lounge

Double glazed window to the front elevation, gas fire and bi-folding doors to the dining room.

### Dining Room

Double glazed sliding patio doors to the garden and door into the kitchen. Scope to knock through to create a kitchen / diner.

### Kitchen

A selection of modern wall and base units, laminate counter tops, stainless steel one and half bowl sink drainer, four ring gas hob, double oven, space for white goods, double glazed window to the rear and double glazed UPVC door to the side driveway.

### First Floor Landing

Doors to all three bedrooms and the wet room. Double glazed window to the side elevation.

### Bedroom One

Double glazed window to the front elevation, built in cupboard housing the hot water tank.

### Bedroom Two

Double glazed window and built in wardrobe.

### Bedroom Three

Double glazed window to the front elevation.

### Wet Room

A recently installed modern wet room, comprising a shower, wash hand basin with vanity unit, chrome heated towel rail, 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 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



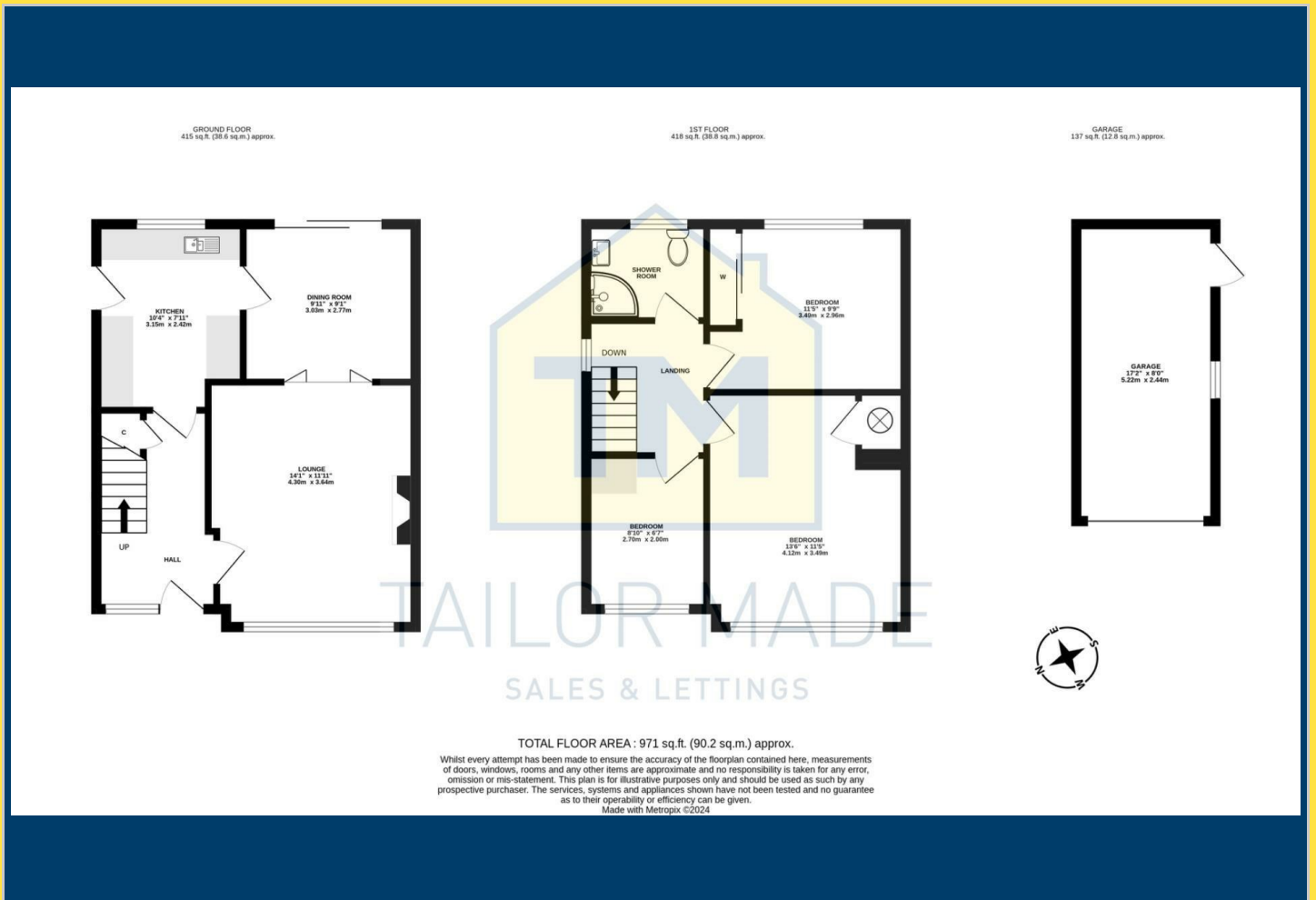
## Hybrid Map



## Terrain Map



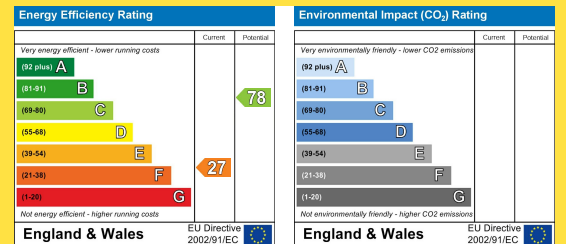
## Floor Plan



## 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.