



TAILOR MADE

SALES & LETTINGS



## Winsford Avenue

Allesley Park, Coventry, CV5 9NB

Asking Price £255,000





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Tailor Made Sales and Lettings are delighted to introduce this vacant, extended three bedroom semi detached family home, located in the highly desirable area of Allesley Park, situated at the top end of the estate, close to the park entrance.

The property is offered for sale with no onward chain and is in need of full modernisation, but affords the new buyer, great scope and potential to customise this spacious property to your own lifestyle requirements.

There is a the benefit of a side extension, currently providing a downstairs shower room and WC, but could be re-purposed. There is a detached single garage and off-road parking to the rear of the property, accessed via Hazelmere Road.

The ground floor comprises a spacious entrance hallway, modern downstairs shower room and WC, spacious through lounge / diner and fitted kitchen. The first floor comprises two spacious double bedrooms, a good sized single bedroom and a family bathroom.

There is a good sized rear garden, greenhouse, gated rear access and a detached single garage with off-road parking in front.

This excellent family home is conveniently located within easy reach of the park, a wide range of local amenities including medical practices, parade of shops, three highly respected primary schools and nearby bus terminus, with regular bus routes in and out of the city.

## Full Property Summary

### Entrance Porch

### Entrance Hallway

Doors to the shower room and lounge / diner, stairs to the first floor.

### Shower Room / Utility

Utility cupboard, double glazed window, WC, wash hand basin and shower enclosure.

### Lounge / Diner

Double glazed window to the front elevation, gas fire with back boiler behind, single glazed window with secondary glazing, two central heating radiators and door into the kitchen, with scope to be knocked through to create a kitchen / diner.

### Kitchen

A selection of fairly modern wall and base units, laminate counter tops, stainless steel sink drainer, space for a freestanding cooker, extractor hood above, space for white goods, double glazed window and door onto the garden.

### First Floor Landing

Doors to all three bedrooms and the family bathroom.

### Bedroom One

A spacious double bedroom with double glazed window, ample built in storage and central heating radiator.

### Bedroom Two

Double glazed window and radiator.

### Bedroom Three

Double glazed window and radiator.

### Bathroom

A basic bathroom in need of modernisation, comprising a white suite including a bath with shower over, WC, wash hand basin, radiator 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



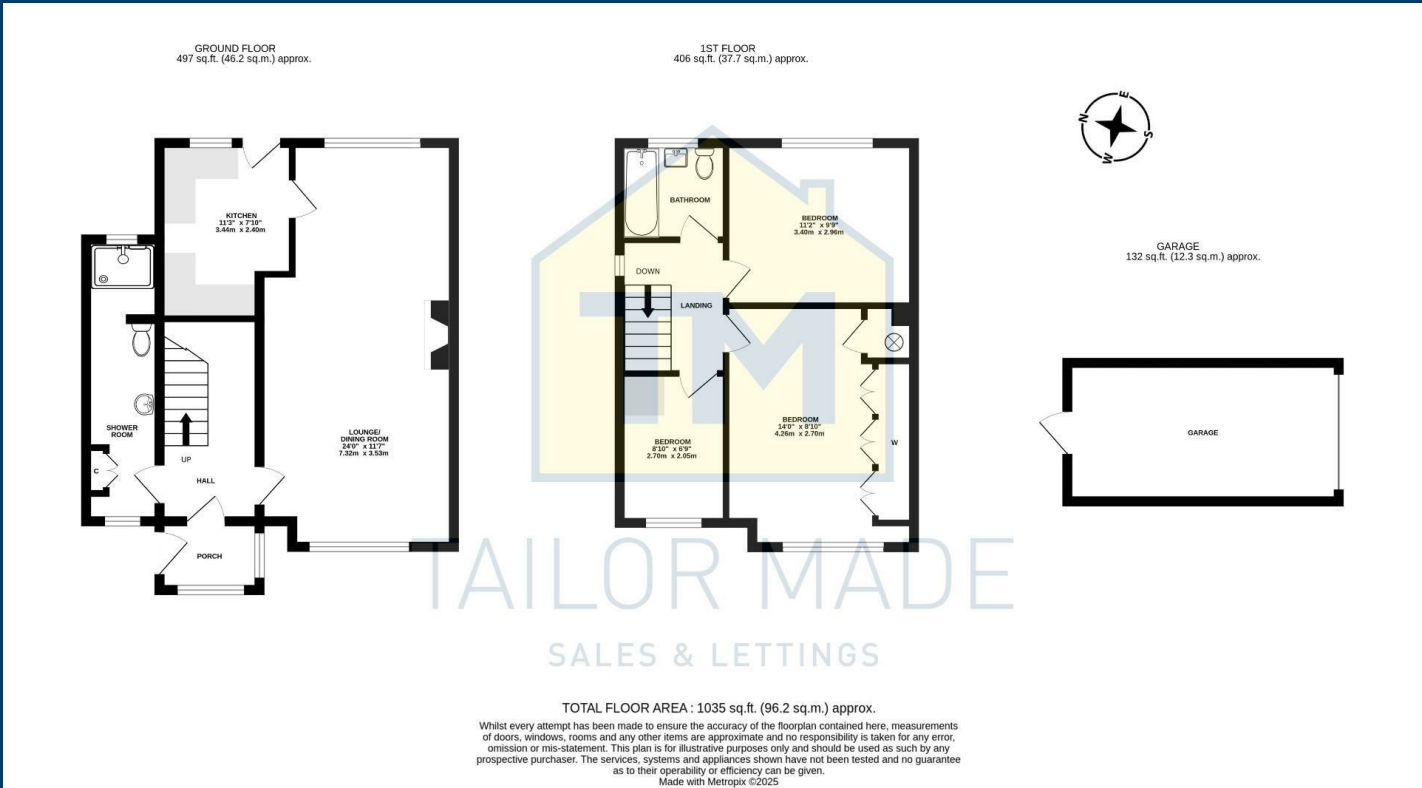
Hybrid Map



Terrain Map



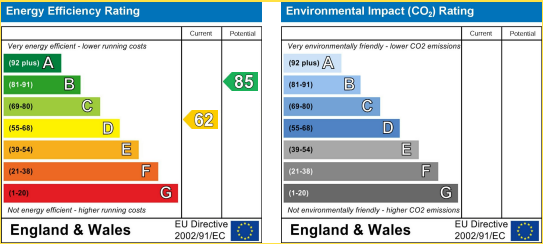
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.