



TAILOR MADE
SALES & LETTINGS



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The Lee

Allesley Park, Coventry, CV5 9HY

Offers Over £195,000



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Bringing to market this superbly presented, modern two double bedroom semi detached property, ideal for a first time buyer, in a quiet cul-de-sac in the heart of desirable Allesley Park.

The property has a driveway to the side, single garage and raised low maintenance terrace garden with stunning views across the city centre skyline. The ground floor offers a spacious lounge / diner, newly installed modern fully tiled shower room and modern fitted kitchen. The first floor comprises two generous sized double bedrooms, the front master bedroom, also enjoying lovely views across the city centre skyline.

This well presented home is ideally positioned in the centre of Allesley Park, a stones throw from a wide range of amenities, local shops, good schooling, the park and excellent transport links in and out of the city.

Full Property Summary

Entrance Hallway

Doors to the lounge, kitchen and shower room. Stairs to the first floor accommodation.

Lounge

Double glazed window to the front elevation, space for a fireplace, central heating radiator and built in alcove storage and shelving.

Kitchen

A modern fully fitted kitchen comprising a range of wall and base units, laminate counter tops, stainless steel sink drainer, four ring gas hob, extractor fan above, electric oven, space for fridge freezer and

washing machine. There is a double glazed window and door onto the patio area and under stairs storage.

Shower Room

A lovely modern and upgraded shower room, fully tiled with shower enclosure, wash hand basin with vanity unit, WC, heated towel rail and double glazed window.

First Floor Landing

Doors to both double bedrooms and access to the loft space

Bedroom One

Double glazed window to the front elevation, built in wardrobe and central heating radiator.

Bedroom Two

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

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

Tel: 024 76939550

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



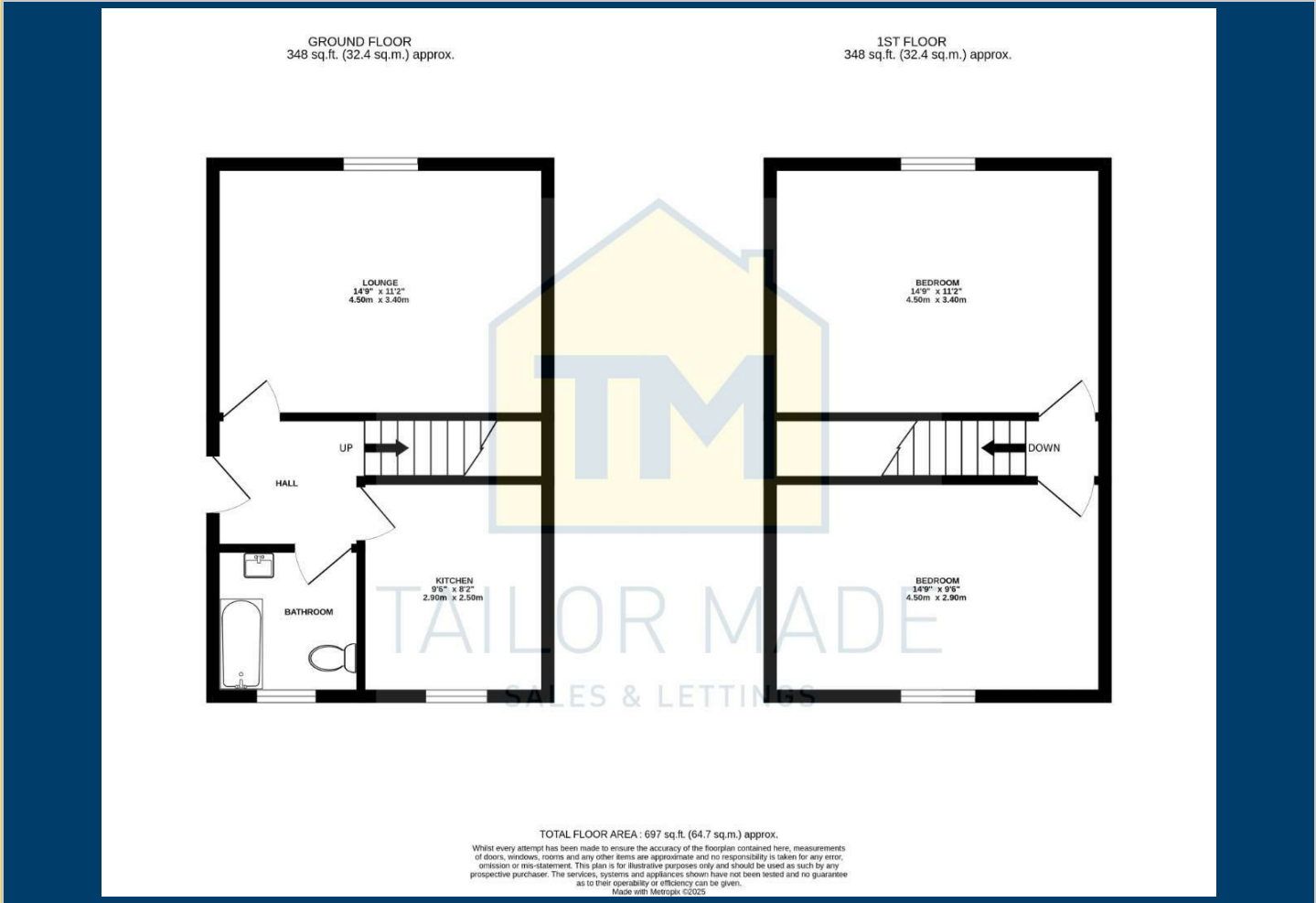
Hybrid Map



Terrain Map



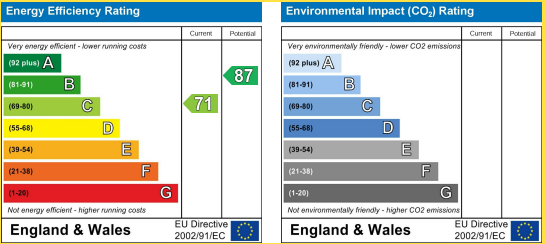
Floor Plan



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.