



TAILOR MADE
SALES & LETTINGS



Denham Avenue

Allesley Park, Coventry, CV5 9HW

Asking Price £225,000



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Tailor Made Sales and Lettings and delighted to offer this exceptional, fully refurbished and extended Semi Detached property, perfect for first time buyers, looking to drop their furniture and start living.

Located in the heart of desirable Allesley Park, this property is located a stones throw from a large selection of local amenities, excellent choice of primary schooling and Allesley Park itself.

The property benefits from ample off-road parking and a modern, low maintenance rear garden. The property is superbly presented throughout and comprises an entrance hallway, stylish staircase, upgraded internal doors, lovely bright and airy lounge with built in storage and doggy-den under the stairs. There is a gorgeous ground floor bathroom and a modern open plan, extended kitchen / diner.

The first floor comprises two spacious well decorated bedrooms, the master benefitting from a modern en-suite shower room.

Full Property Summary

Entrance Hallway

Doors to the lounge, kitchen / diner and bathroom. Stairs to the first floor.

Lounge

Dual aspect double glazed windows to the front and side elevation, built in alcove storage, under stairs dog-den and central heating radiator.

Kitchen / Diner

The kitchen area comprises a range of wall and base units, solid wood counter tops, porcelain sink

drainer, electric hob, electric oven, extractor hood, integrated washing machine and space for the fridge freezer. The dining area has a double glazed window to the rear and double glazed UPVC door to the garden.

Bathroom

A stunning, stylish modern bathroom comprising a stand alone bath tub, with gold coloured taps, wash hand basin with vanity unit, LED mirror, wall hung WC, radiator and double glazed window.

First Floor Landing

Doors to both double bedrooms.

Bedroom One

Double glazed window to the front and central heating radiator. Door to the en-suite.

En-Suite Shower Room

A modern, fully tiled shower room, comprising a glass shower enclosure, WC, wash hand basin, LED mirror and radiator.

Bedroom Two

Double glazed window to the rear, 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

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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

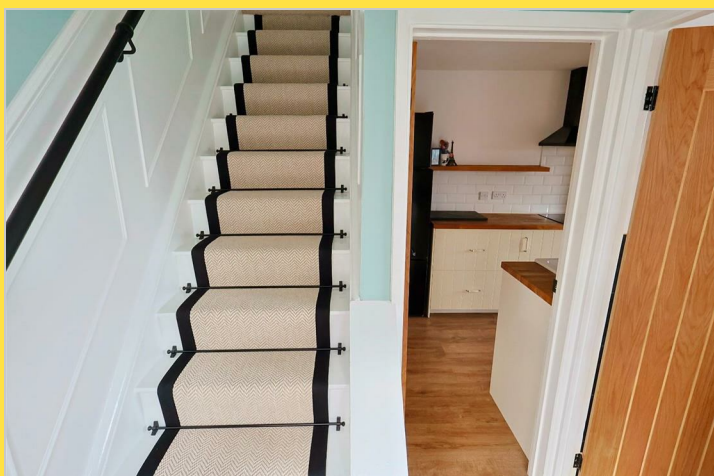
incorrect.

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



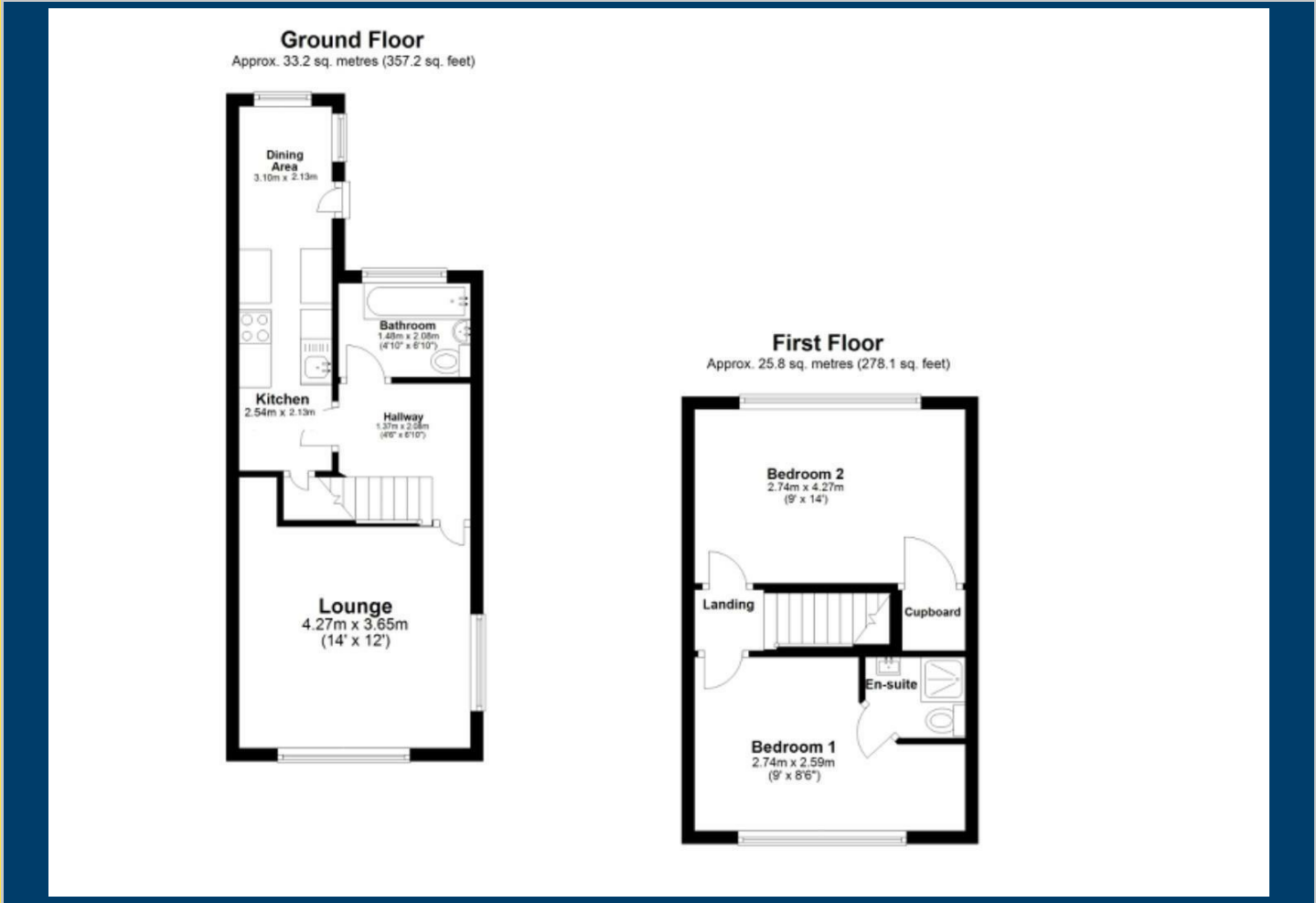
Hybrid Map



Terrain Map



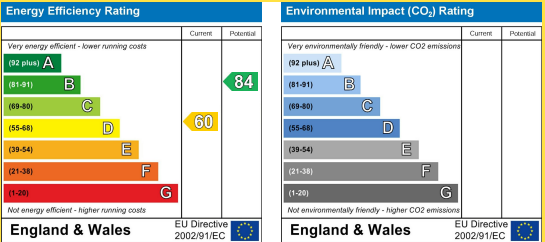
Floor Plan



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.