



TAILOR MADE
SALES & LETTINGS



Allesley Croft

Allesley Village, Coventry, CV5 9PE

Offers Over £475,000



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Nestled away in a quiet cul-de-sac within the hugely popular, Allesley Village, Tailor Made Sales and Lettings are delighted to bring to market this extended and re-modelled detached family home.

The property has been modified to an excellent specification throughout, boasting three en-suite shower rooms, one for each bedroom. The ground floor has been extended and perfectly re-modelled to suit the modern day family with stunning open plan kitchen / dining / living room, along with walk in larder / second utility room. The kitchen is a superb specification and comprises a range of wall and base units, large island unit, stylish granite counter tops, inset sink drainer and range of integrated appliances including AEG double oven, AEG steam oven, AEG dishwasher, AEG four ring induction hob, AEG extractor hood, integrated under-counter fridge and integrated microwave. There is a cosy snug to the front of the property, currently being used as a TV room, but has flexible uses and could be a good sized office or children play room. Across the long hallway is another large reception room, formerly the garage which has now been converted into another multi-purpose room, currently used for craft and home office, could make a sizeable formal lounge and benefits from dual aspects windows.

There is a large utility, split into WC area, and wall and base units, laminate counter tops, space for washing machine and tumble dryer, wall mounted gas combination boiler and double glazed window to the side elevation for ventilation.

The first floor offers a stunning, four-piece family bathroom suite, modern tiling, built in sound system to connect to your smart phone, stylish LED lighting, lovely bath tub, separate shower cubicle, wash hand basin with vanity unit, WC, LED mirror and double glazed window.

There are three generous sized double bedrooms, all equipped with built in wardrobes and the huge benefit from an en-suite shower room to each bedroom.

The rear garden is south facing, private, fence enclosed with secure gated side access and has been beautifully landscaped with raised patio area, a real sun-trap off the kitchen / diner, with steps down to a low maintenance astro turf lawn, porcelain pavers and access to the gorgeous detached, timber clad and insulated garden room. Ideal for those looking for a stylish outdoor retreat, home office, play for the children to play or various other uses. This room has its own electrical supply, wall mounted electric panel heater to use all year round and patio doors, plus double glazed window overlooking the lawn.

Location

Tucked away in a quiet cul-de-sac within the heart of Allesley Village, a hugely popular location within easy reach of a wide range of amenities along Birmingham Road including doctors surgery, pharmacy, post office, hairdressers, convenience store, village cafe, wellness club and some well respected pubs including the Rainbow Inn and The Elms. There are public transport links along the Birmingham Road and Windmill Hill, easy access to the A45, linked the M42 motorway and easy access to Birmingham Airport, Resorts World and NEC.

Full Property Summary

Entrance Hallway

A stunning front door, leading to long hallway with engineered oak flooring, doors off to the snug, large reception room, utility and WC, kitchen / dining / living room and stairs to the first floor.

Snug

Double glazed window to the front elevation and central heating radiator.

Reception Room / Lounge

Dual aspect double glazed windows to the front and side elevation and central heating radiator.

Utility and WC

Wall and base units, laminate countertop, stainless steel sink drainer, space for washing machine and tumble dryer and wall mounted gas combination boiler. A partition wall separates a WC area, double glazed window to the side elevation and under stairs storage.

Open Plan Extended Kitchen / Dining / Living Area

A lovely open plan, family entertaining area with stunning media wall with inset remote control electric fire, which can be used for flame affect or heat, expansive dining area, engineered oak flooring, walk in larder or second utility room and open plan to the kitchen and island area.

Kitchen Area

A stylish range of wall and base units, large island unit, granite counter tops, inset sink drainer and selection of high spec integrated appliances including; AEG double oven, AEG steam oven, AEG dishwasher, AEG four ring induction hob, AEG extractor hood, integrated under-counter fridge and integrated microwave. There are two sets of double glazed windows overlooking the garden, double glazed French doors onto the patio and three Velux sky lights, bringing in plenty of natural light and ventilation.

Detached Garden Room

A modern detached, timber clad and insulated garden room with EPDM one sheet rubber roof, own electrical supply, electric wall mounted panel heater to enable use all year round, fully plastered, decorated and floored with spot lights, double glazed window and double glazed patio doors onto the south facing garden.

First Floor Landing

Doors off to all three double bedrooms and the family bathroom.

Bedroom One

Double glazed window to the rear elevation, fitted wardrobes and dressing table, central heating radiator and door into the en-suite shower room.

En-suite Shower Room

A stylish modern en-suite, fully tiled with walk in shower enclosure, glass screen, chrome towel hooks, wash hand basin with vanity unit and LED mirror.

Bedroom Two

A large double room with space for seating area, built in wardrobes, double glazed window to the front elevation and door into the en-suite shower room.

En-Suite Shower Room

A modern fully tiled shower room with walk in shower enclosure, glass screen,

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wash hand basin with vanity unit, chrome towel hooks and wall mounted cabinet with mirror.

Bedroom Three

A double bedroom with built in wardrobes, central heating radiator, double glazed window to the rear and door into the en-suite shower room.

En-Suite Shower Room

A modern fully tiled shower room with walk in shower enclosure, glass screen, chrome towel hook, wash hand basin with vanity unit and mirror.

Family Bathroom

A gorgeous, fully tiled four-piece bathroom suite, comprising a large bath tub, walk in shower enclosure with waterfall shower, glass screen, WC, wash hand basin with vanity unit, stylish radiator, LED wall mirror, built in sound system, linking to your smart phone 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



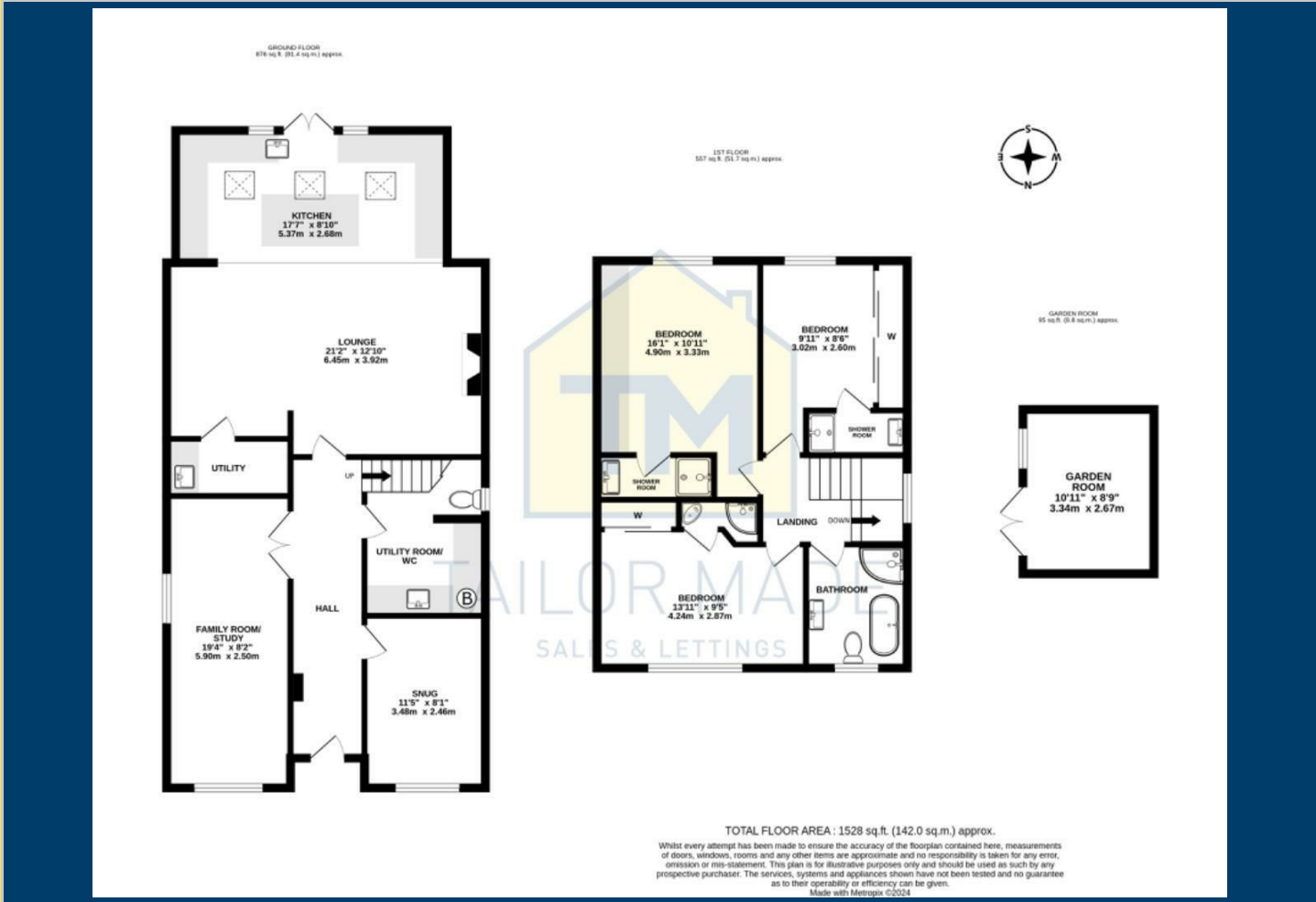
Hybrid Map



Terrain Map



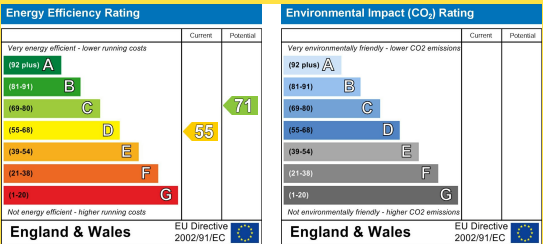
Floor Plan



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.