



TAILOR MADE

SALES & LETTINGS



## South Ridge

Allesley Park, Coventry, CV5 9LL

Asking Price £269,950





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Introducing this lovely three bedroom semi detached family home, tucked away in a quiet cul-de-sac, located at the top end of the very popular and desirable Allesley Park estate. The property benefits from a block paved driveway, providing off-road parking for two / three vehicles and a lovely, landscaped, private rear garden with flagstone patio area, lawn, modern fencing, shrub borders and large painted timber shed.

The ground floor comprises an entrance porch, leading into an entrance hallway, large through lounge / dining area and sliding patio doors into a brick based conservatory, overlooking the garden,. There is a fully fitted kitchen with integrated appliances, double glazed window and door onto the garden.

The first floor comprises a modern family bathroom, fully tiled comprising a shaped bath with shower over, wash hand basin, WC, radiator and double glazed window. There are two spacious double bedrooms, both with fitted wardrobes and a good sized single bedroom / home office.

The owners have had architect drawings carried out in 2022 for a future potential loft conversion and ensuite, along with a single storey extension and downstairs re-model.

The area is well served with four highly rated primary school choices, large park, wide range of local amenities, shops and medical practices, including doctors surgery, dentist and pharmacy.

## Full Property Summary

### Entrance Porch

Sliding double glazed door to the front and UPVC door into the entrance hallway.

### Entrance Hallway

Central heating radiator, doors to the kitchen and lounge / diner, stairs to the first floor accommodation.

### Lounge / Diner

Double glazed window to the front elevation, gas fire with modern marble surround, two sets of central heating radiators and sliding patio door into the conservatory.

### Kitchen

A range of wall and base units, laminate counter tops, four ring electric hob, extractor hood above, eye-level double oven, sink drainer, integrated fridge, space for a washing machine, double glazed window and door to the garden.

### Conservatory

A brick based good sized conservatory, making an ideal additional reception room / playroom / home office overlooking the garden with double glazed windows to two sides and double glazed patio doors onto the patio area.

### First Floor Landing

Doors off to all three bedrooms and the family bathroom.

### Bedroom One

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

### Bedroom Two

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

### Bedroom Three

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

Tel: 024 76939550

## 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



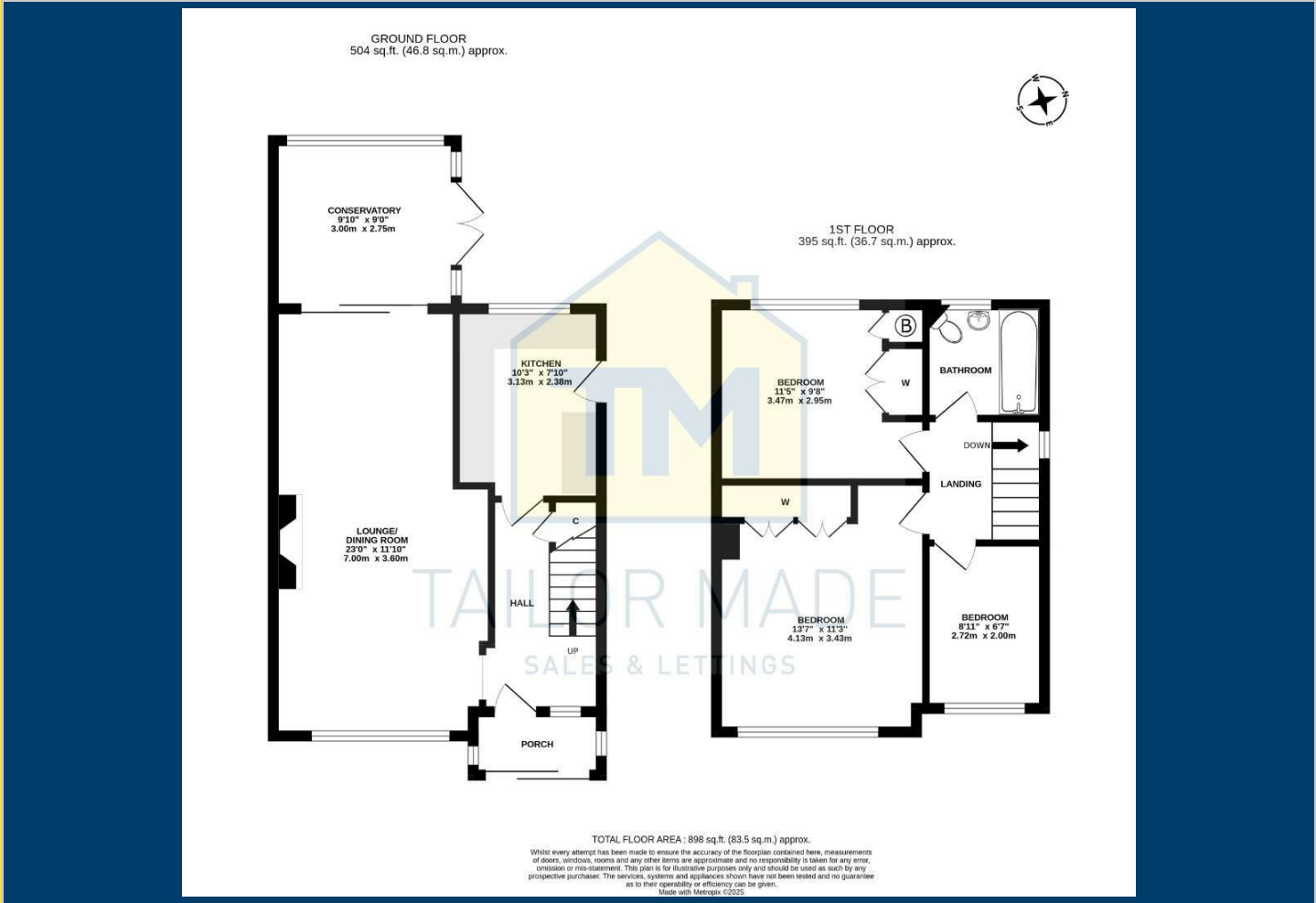
Hybrid Map



Terrain Map



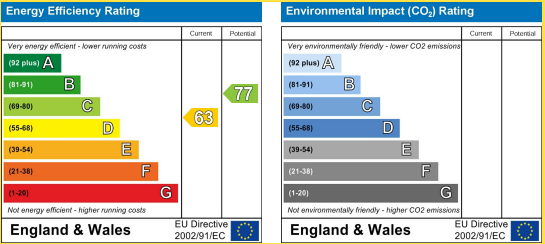
Floor Plan



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.