



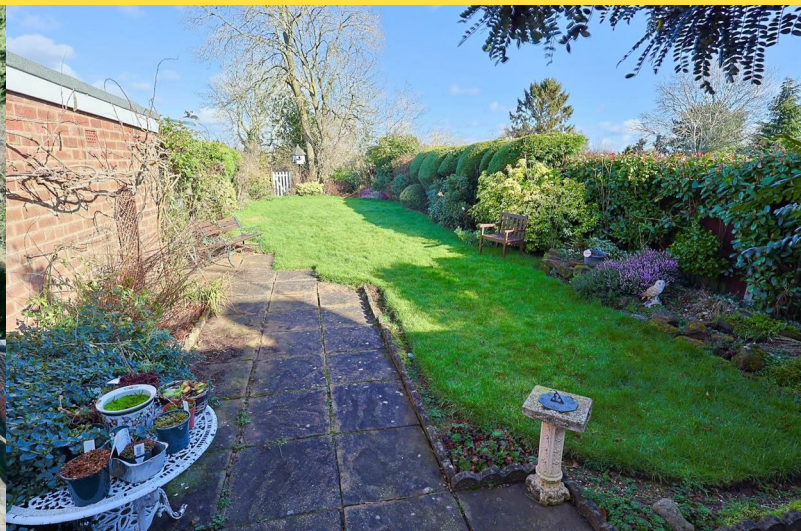
TAILOR MADE
SALES & LETTINGS



Durham Crescent

Allesley Village, Coventry, CV5 9GA

Asking Price £270,000



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Tailor Made Sales and Lettings are delighted to introduce this lovely two double bedroom, semi detached bungalow, occupying a superb plot with excellent size, mature rear garden, detached garage and ample off-road parking in the sought area of Allesley Village.

Nestled away in peaceful Durham Crescent, this lovely bungalow is situated a short distance from a wide range of local amenities including village cafe, shops, hairdressers, doctors surgery, pharmacy, post office and some well respected public houses. The property, whilst being close to a wide range of amenities is also a short distance from rural Allesley countryside, great walks around Coundon Wedge and Allesley Park and easy access to the road network, linking to Birmingham and the airport.

The bungalow, set back from the road has parking to the front, double gates, leading to further parking and detached single garage. The accommodation comprises a spacious entrance hallway, two double bedroom bedrooms to the front of the building, modern shower room, good sized lounge to the rear with sliding patio doors overlooking the garden and sliding door into a modern, fully fitted kitchen.

Full Property Summary

Entrance Hallway

Doors to all principle rooms and access to the loft space.

Lounge

Double glazed sliding patio doors onto the garden, central heating radiator, gas fire with brick surround, door to the hallway and sliding door with glazed window to the kitchen .

Kitchen

A fully fitted modern kitchen, comprising a range of wall and base units, laminate counter tops, splash back tiling, stainless steel sink drainer, four ring electric hob, extractor hood, electric oven, fridge, space for washing machine, central heating radiator, dual aspect double glazed windows to the side and rear elevation and double glazed door to the garden.

Bedroom One

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

Bedroom Two

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

Shower Room

A fully tiled modern shower room, comprising a shower enclosure, wash hand basin with vanity unit, WC, radiator, airing cupboard 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



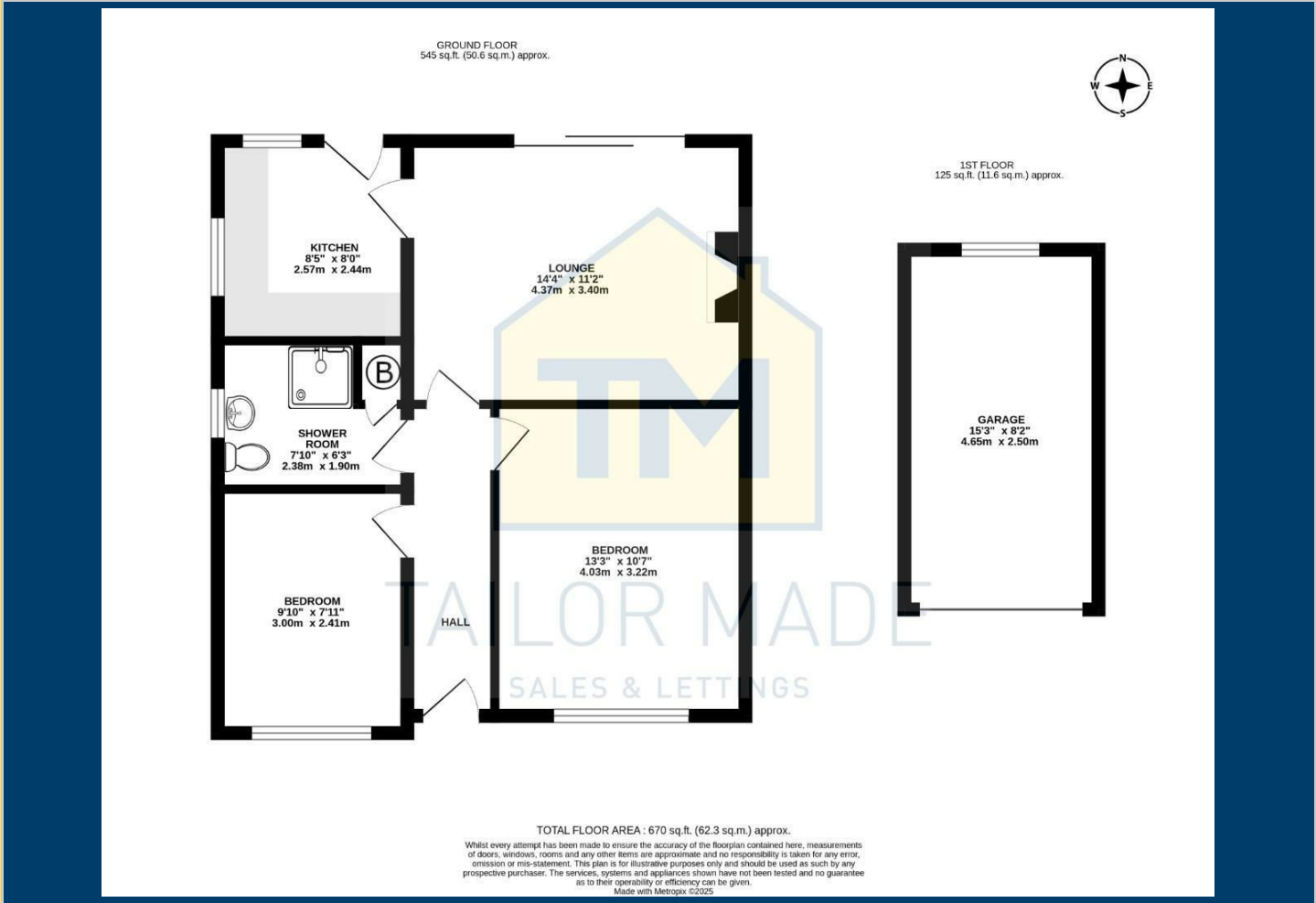
Hybrid Map



Terrain Map



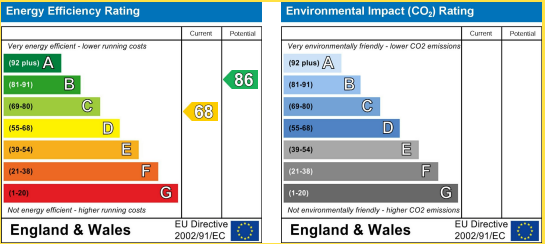
Floor Plan



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.