



TAILOR MADE
SALES & LETTINGS



Chalfont Close

Allesley Park, Coventry, CV5 9HL

Offers Over £230,000



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Tailor Made Sales and Lettings are thrilled to bring to market this stunning, extended mid terrace, very modern and stylish property located on a quiet cul-de-sac in the hugely desirable area of Allesley Park. The property is an ideal starter home for first time buyers or for those looking to downsize to an area full of local amenities, shops, medical services and very quick access to the A45, Warwick University, Birmingham Airport and back into Coventry City Centre.

The property benefits from off-road parking to the rear, via the rear vehicle service road, beautiful landscaped front and back garden and shared side gated, providing pedestrian access to the rear.

The ground floor comprises a front porch, leading into an entrance hallway, spacious front lounge and stunning, extended open plan kitchen / diner with high spec fully fitted kitchen, integrated appliances. breakfast bar and lovely, light dining / living space with glazed roof and double glazed patio doors onto the garden.

The first floor comprises two large, well decorated and spacious double bedrooms, the master bedroom with walk in wardrobe area. The bathroom has been renovated to an excellent standard and comprises a large bath tub, separate shower enclosure, wash hand basin with vanity unit, WC, chrome heated towel rail and double glazed window.

The rear garden has been astro turfed with paved pathway leading to a decking area, timber shed and rear gate leading to off road parking. There is gated access to a shared pathway that leads to the front landscaped garden which has also been astroturfed with timber sleeper retaining walls.

Entrance Porch

Door into the entrance hallway

Entrance Hallway

Door into the lounge and stairs to the first floor landing.

Lounge

Double glazed window to the front elevation, stylish radiator, glazed door into the kitchen / diner and under stairs storage cupboard.

Kitchen / Diner

A stunning range of matt, handleless wall and base units, stylish compact laminate counter tops and breakfast bar, inset sink drainer, high spec integrated double oven, induction hob, stylish extractor fan, kick-board heater, dishwasher, washing machine and space for a double fridge / freezer. There is a lovely light and airy, dining / living area with glazed roof, floor to ceiling double glazed window and patio doors onto the garden.

First Floor Landing

Doors to both double bedrooms and the main bathroom.

Bedroom One

Double glazed window to the front elevation, radiator and walk in wardrobe.

Bedroom Two

Double glazed window to the rear and central heating radiator.

Bathroom

A gorgeous, fully refurbished bathroom, comprising a large bath tub, separate shower enclosure, wash hand basin, WC with vanity unit, chrome heated towel rail and double glazed window to the rear.

Garden

Fully landscaped with astro turf lawn, paved patio and pathway leading to a decking area, timber shed and rear gate opening onto an off-road parking area.

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.

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.

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.



Road Map



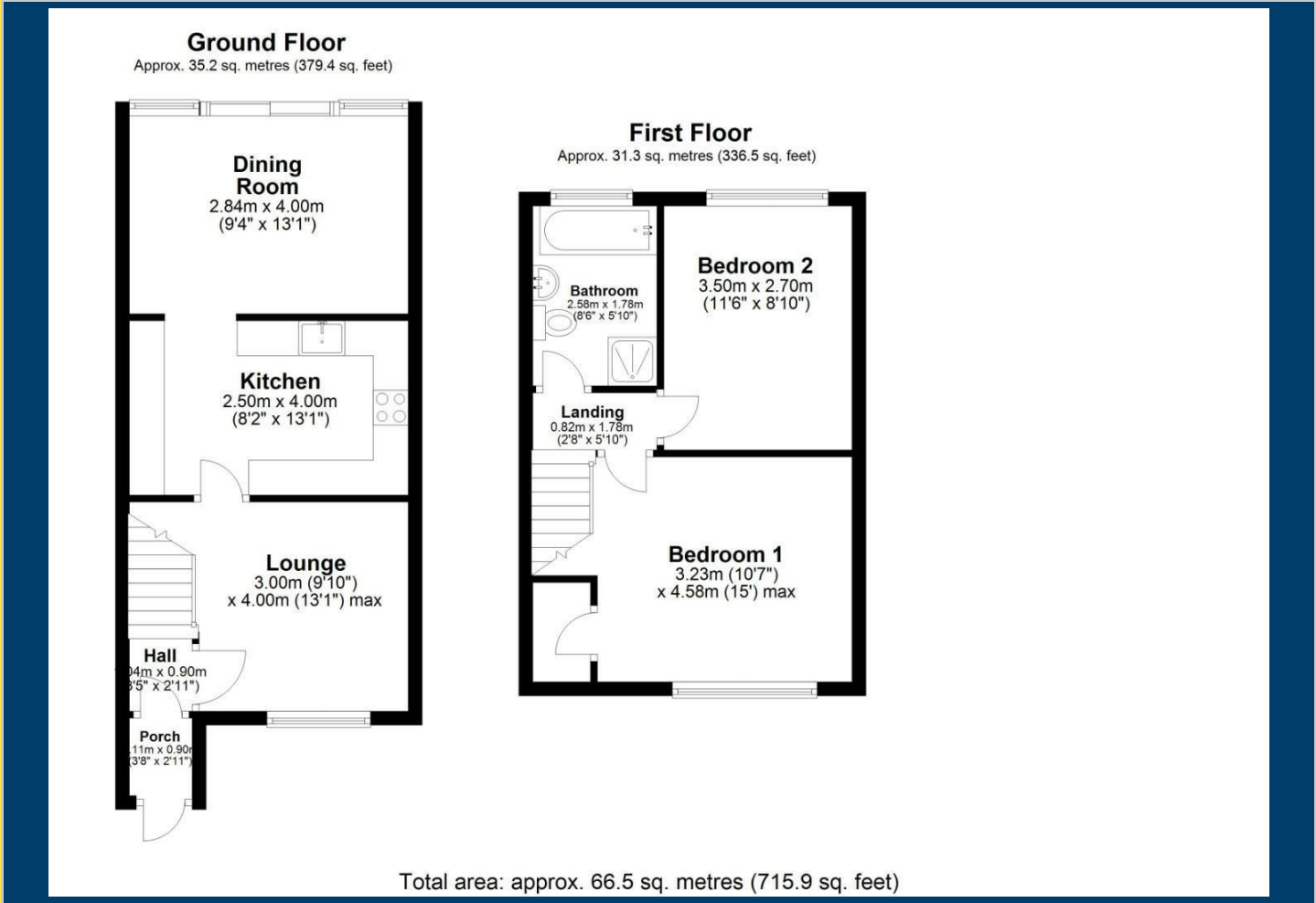
Hybrid Map



Terrain Map



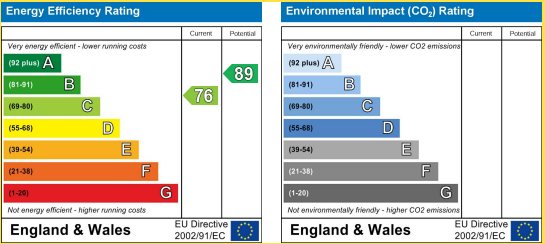
Floor Plan



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.