



TAILOR MADE  
SALES & LETTINGS



## The Chilterns

Allesley Park, Coventry, CV5 9NE

Offers Over £225,000





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Tailor Made Sales and Lettings are delighted to introduce this excellent, extended two bedroom end of terrace, occupying a much larger than average plot for the area and benefits from double gated rear vehicular access, leading to parking and detached single garage.

The property is located on a peaceful cul-de-sac at the top of the ever popular Allesley Park development, a stone's throw from the park entrance, bus terminus, wide range of local amenities and three excellent primary schools.

The ground floor comprises an entrance hallway, front lounge with dual aspect double glazed windows, beautiful, extended open plan kitchen / diner with plenty of natural light and double glazed patio doors onto the garden. The fully fitted kitchen comprises a range of stylish grey units, laminate counter tops, stainless steel one and half bowl sink drainer, four ring gas hob, electric oven, extractor hood, space for large fridge freezer and under stairs pantry cupboard.

The first floor comprises two excellent sized double bedrooms and a beautiful family bathroom with modern tiling, bath, shower over, WC, wash hand basin, WC, radiator and double glazed window.

There is a door and stairs leading to a loft room, which has a double glazed window to the side elevation.

## Full Property Summary

### Entrance Hallway

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

### Lounge

Double glazed windows to the front and side elevation, gas fire with modern surround and central heating radiator.

### Extended Kitchen / Diner

The kitchen has a range of stylish modern wall and base units, laminate counter tops, stainless steel sink drainer, four ring gas hob, electric oven, extractor hood, dishwasher and space for large fridge freezer. There is an under stairs pantry cupboard, ample dining area, double glazed windows and patio doors onto the garden

### First Floor Landing

Doors off to both bedrooms and the bathroom, a door with stairs access to the loft room.

### Bedroom One

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

### Bedroom Two

Double glazed window to the rear and central heating radiator.

### Bathroom

Stylish modern metro tiling, white suite comprising a shaped bath with shower over, glass screen, wash hand basin, WC, radiator and double glazed window.

### Loft Room

Double glazed window to the side elevation.

### 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

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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



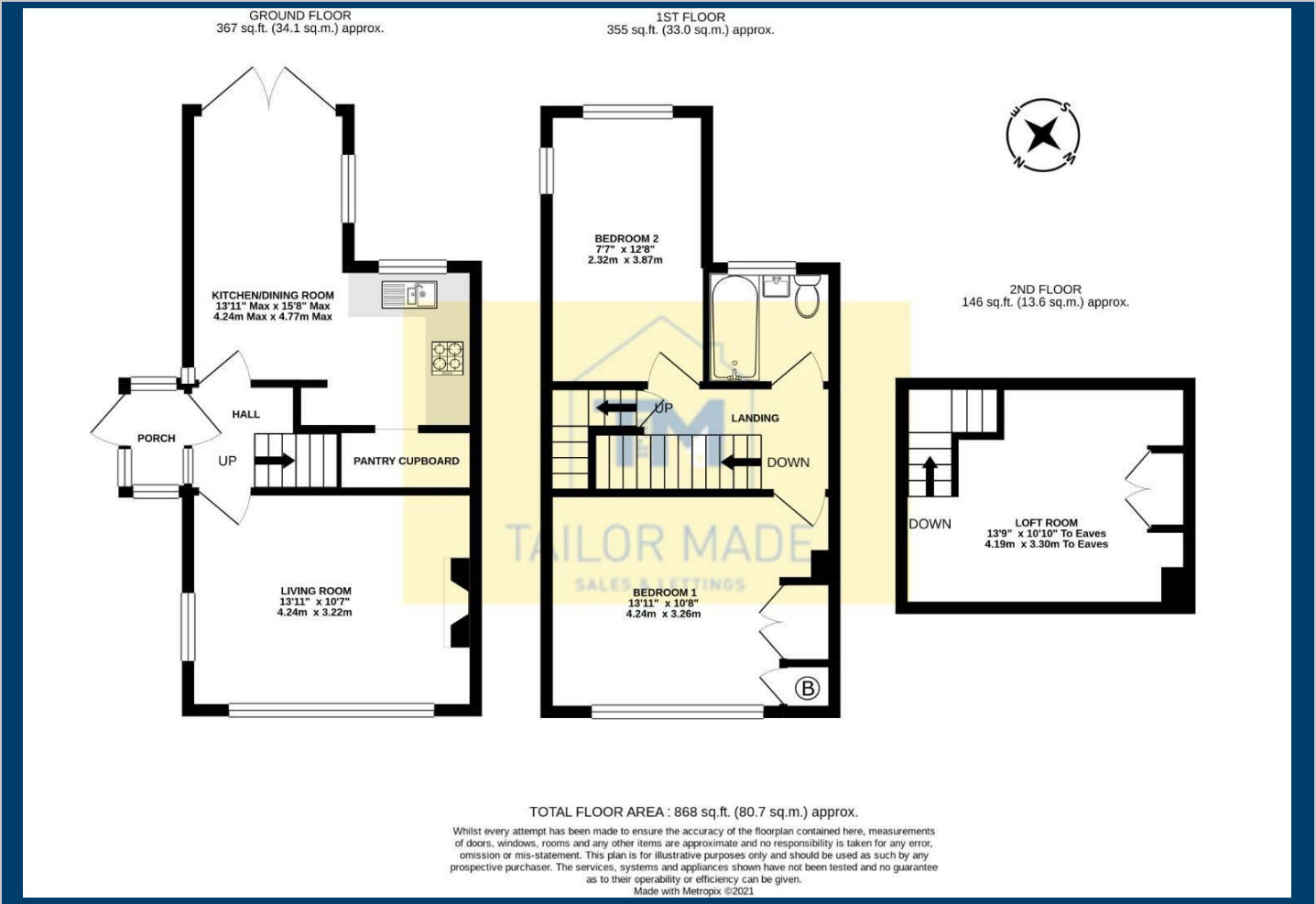
Hybrid Map



Terrain Map



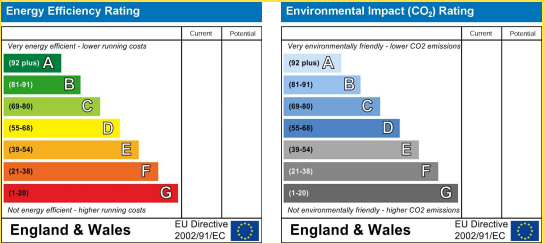
Floor Plan



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.