



TAILOR MADE

SALES & LETTINGS



## Wendover Rise

Allesley Park, Coventry, CV5 9JQ

Asking Price £280,000





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## Overview of Property

Tailor Made Sales & Lettings are pleased to bring to market this well sized end of terrace property in the popular area of Allesley Park, West Coventry.

Comprising of a through lounge diner, modern kitchen, three well sized bedrooms & a modern bathroom - the property benefits from a low maintenance rear garden & driveway to the front.

Close to a selection of great schools, excellent local amenities, Allesley Park & well served by transport links, this property will prove to be popular - book now to avoid disappointment.

## Front of Property

Driveway leading to entrance porch.

## Hallway

Entrance Hallway with doors to principle ground floor rooms & stairs to the first floor.

## Lounge Diner

Through Lounge Diner, with laminate flooring & patio doors the rear.

## Kitchen

Modern Kitchen with access to the rear garden.

## Bedroom One

Well sized double bedroom, built in wardrobes.

## Bedroom Two

Double bedroom with built in storage.

## Bedroom Three

Well sized third bedroom.

## Bathroom

Modern Bathroom with shower, bath, sink & toilet.

## Rear Garden

Low maintenance rear garden with decking and paved areas.

## 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



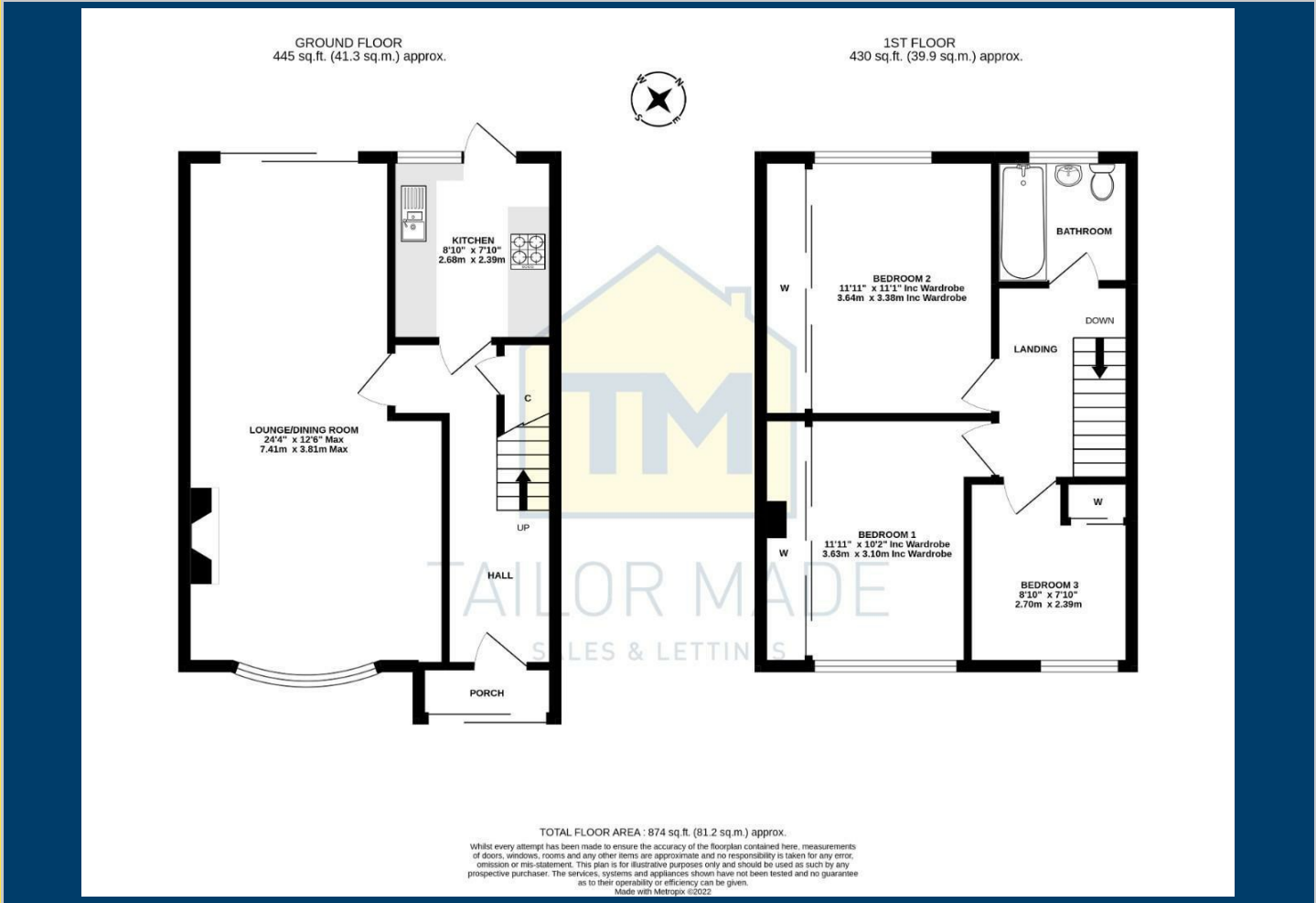
Hybrid Map



Terrain Map



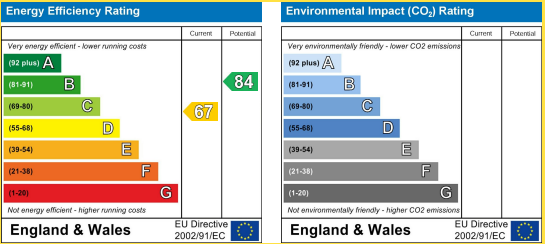
Floor Plan



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.