



TAILOR MADE

SALES & LETTINGS



Allesley Old Road

Chapelfields, Coventry, CV5 8GH

Asking Price £315,000



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Introducing this stunning three bedroom family home located in the hugely popular Chapelfields area of the city, finished to a high specification throughout and boasts a superb sized rear garden with detached garden room.

The property has an attractive rendered front facade with brick wall, modern metal railings and low maintenance astro turf lawn. There is an excellent size rear garden with new fencing booked in for installation both sides and the huge attraction of a detached timber garden room, ideal for home office, gym or play space for the children.

The house is superbly presented throughout and offers a lovely entrance hallway with glass and oak staircase, beautiful front lounge with stunning media wall, built in shelving and cabinetry. There is a lovely, modern, open plan kitchen / diner, great for family time and entertaining, modern appliances, ample dining space and double doors into the a full width rear conservatory, guest WC and utility room.

The first floor offers two spacious double bedrooms, and one good sized single bedroom, the back bedroom benefits from an en-suite shower room and WC. The family bathroom is modern, comprising a bath, shower over, WC and wash hand basin.

Full Property Summary

Entrance Hallway

Doors to the lounge and kitchen / diner, glass and oak staircase and central heating radiator.

Lounge

Double glazed bay window to the front elevation, shutter blinds, stunning media wall with built in shelving, cabinetry and electric fire.

Open Plan Kitchen / Diner

A lovely modern fully fitted kitchen with a range of wall and base units, laminate counter tops and breakfast bar, double oven, four ring electric hob, stainless steel sink drainer, dishwasher and fridge freezer. Double glazed window and double doors into the conservatory.

Conservatory

A large full width rear conservatory, double glazed windows and double doors onto the garden, central heating radiator, doors into the utility room.

Utility

Base units and space for stacking washing machine and tumble dryer.

WC

WC, wash hand basin and double glazed window.

First Floor Landing

Doors to all three bedrooms and the family bathroom.

Bedroom One

Double glazed bay window to the front elevation, central heating radiator.

Bedroom Two

Double glazed window to the rear elevation, central heating radiator and door into the en-suite shower room.

En-Suite Shower Room

Shower enclosure, WC, wash hand basin and wall mounted gas combination boiler.

Bedroom Three

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

Bathroom

A modern family bathroom with modern tiling, white suite including a p-shaped bath, shower over, glass screen, wash hand basin with vanity unit, WC, radiator and double glazed window.

Garden Room

Two glazed windows to the front elevation, double doors with glazed windows, individual power supply, armoured cabled from the property, power sockets, lighting and a great space offering flexible uses.

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



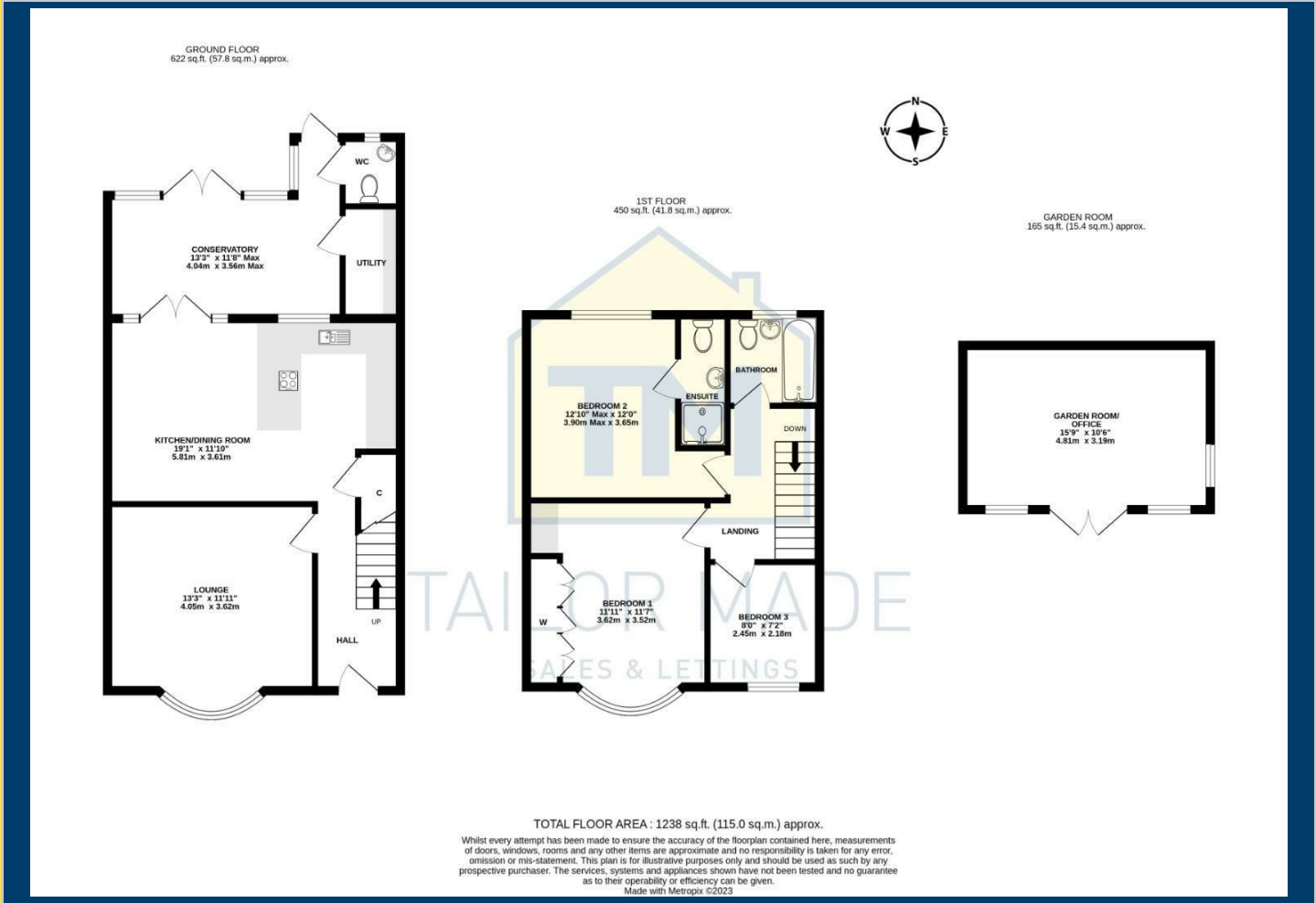
Hybrid Map



Terrain Map



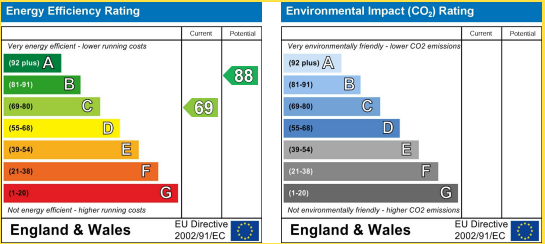
Floor Plan



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.