



TAILOR MADE

SALES & LETTINGS



Winsford Avenue

Allesley Park, Coventry, CV5 9JF

Asking Price £290,000



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Tailor Made are delighted to introduce this stunning three bedroom, end of terrace family home in the heart of desirable Allesley Park, a stones throw from excellent local schooling and parade of shops and amenities. The property has been completely transformed by the current owners and re-modelled to suit modern family living, including gorgeous open plan kitchen / diner with fitted appliances and breakfast bar. There is now fitted bookshelves in the lounge, redecorated bedrooms (excluding the back double bedroom) and stunning four piece family bathroom.

The rear garden is an excellent size, with large patio, lawn, shrub borders and pathway leading to the double garage and rear, gated vehicle service road. There is off-road parking to the front gated access to the rear.

The area is well served with local amenities including doctors, pharmacy, dentist, opticians, post office, cafe, local shops and four excellent primary schools. Allesley Park is within easy reach and there is plenty of public transport link and road network linking Birmingham Airport, NEC and the motorways.

Full Property Summary

Entrance Hallway

Doors to the lounge and kitchen / diner, stairs to the first floor.

Lounge

Double glazed window to the front elevation, built in bespoke alcove storage, gas fire with modern surround, central heating radiator.

Kitchen / diner

A stunning refitted kitchen / diner with a range of wall and base units, large larder units, breakfast bar, fitted appliances including AEG induction hob, electric oven, built in dishwasher, space for washing machine and large American Style fridge / freezer. Double glazed patio doors to the garden, additional door and double glazed window to the garden.

First Floor Landing

Doors to all three bedrooms and the family bathroom

Bedroom One

A large double bedroom with double glazed window to the front and central heating radiator.

Bedroom Two

Double glazed window to the rear and central heating radiator.

Bedroom Three

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

Bathroom

A stunning refitted bathroom comprising a four piece suite including a shower cubicle, large bath tub, wash hand basin with vanity unit, WC, radiator 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



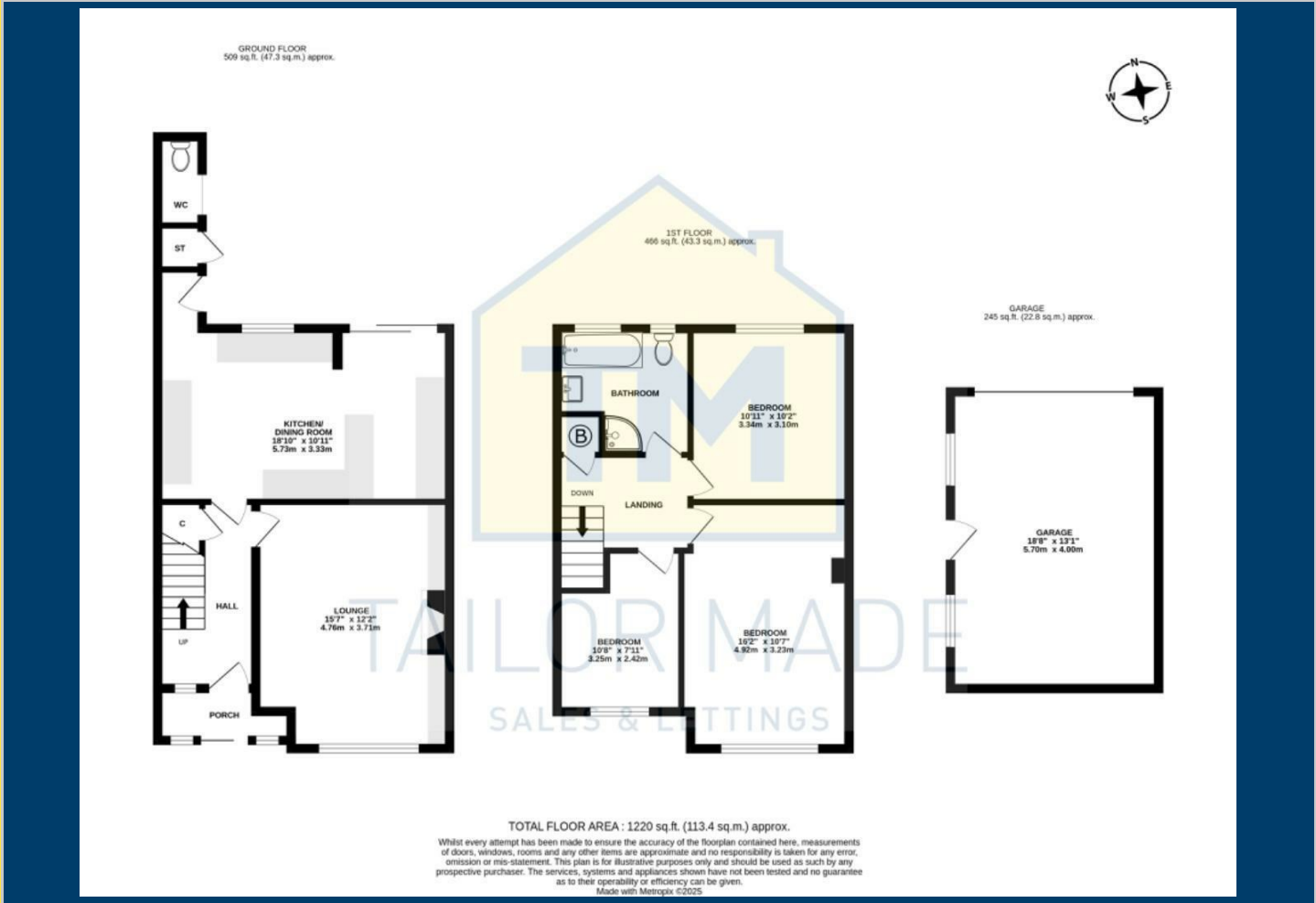
Hybrid Map



Terrain Map



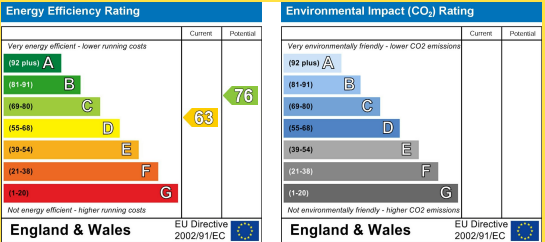
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.