



TAILOR MADE

SALES & LETTINGS



## Chetwode Close

Allesley Park, Coventry, CV5 9NA

Asking Price £160,000



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Tailor Made Sales and Lettings are delighted to offer this stunning ground floor, two double bedroom maisonette situated in a very peaceful spot within the highly sought after area of Allesley Park.

This excellent ground floor maisonette is offered with no onward chain, and benefits from a front lawned garden, as well as all of the recently fenced, private and immaculate rear garden. There is also parking available with excellent rear access.

This really is an excellent offering, presented in superb condition with good sized lounge, large double glazed window, gas central heating and gas fire with modern surround. There is a modern fully fitted kitchen, two excellent sized double bedrooms, with the master bedroom, benefitting from double glazed patio doors to the garden. There is a modern, shower room with large storage cupboard.

The property is alarmed and is off for sale with no onward chain.

Chetwode Close is a peaceful cul-de-sac, located at the top end of the popular Allesley Park estate, close to the park entrance, wide range of local amenities, public transport links and medical services.

## Full Property Summary

### Entrance Hallway

Doors off to all principle rooms, central heating radiator and alarm system.

### Lounge

Double glazed window to the front elevation, central heating radiator, gas fire with marble surround. Door into the kitchen

### Kitchen

A modern selection of wall and base units, laminate counter tops, one and half bowl sink drainer, four ring gas hob, electric oven, extractor hood, space for fridge freezer, double glazed window and door into the utility / rear porch.

### Utility / Rear Porch

Space for washing machine, double glazed door to the garden.

### Bedroom One

Double glazed windows and patio doors to the garden, central heating radiator, cupboard, housing a wall mounted gas combination boiler.

### Bedroom Two

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

### Shower Room

A modern shower room, comprising a shower enclosure, wash hand basin, WC, radiator, double glazed window and large storage cupboard.

### 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

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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



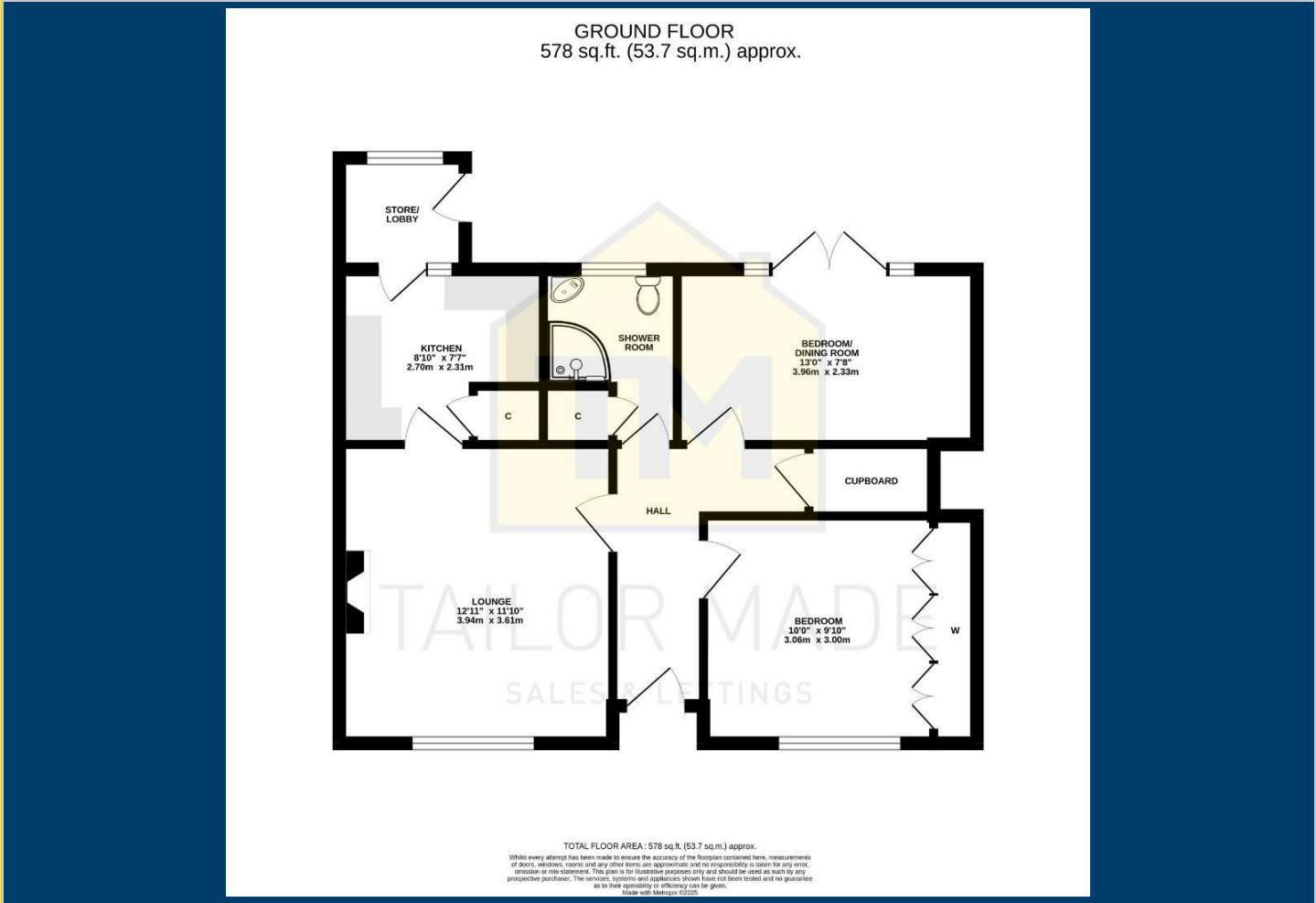
Hybrid Map



Terrain Map



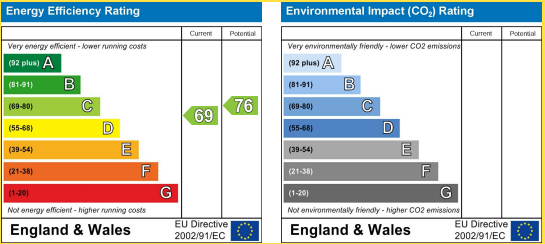
Floor Plan



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.