



TAILOR MADE

SALES & LETTINGS



Hazelmere Close

Allesley Park, Coventry, CV5 9ND

Asking Price £265,000



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Tailor Made Sales and Lettings are delighted to offer this exceptional two bedroom end of terrace, property located within a peaceful cul-de-sac at the top end of desirable Allesley Park, a short distance from the park entrance and set amongst a wide range of local amenities and excellent transport links.

The property has a large block paved frontage, new fencing, new windows and internal doors, re-plastered, redecorated walls, gorgeous new open plan kitchen / diner, great for entertaining and comes equipped with new integrated appliances and new combi boiler. There are patio doors from the kitchen / dining area, opening directly onto the back garden. To the front of the building is a bright and airy lounge with dual aspect double glazed windows and neutral decor.

The first floor comprises both bedrooms, newly carpeted, neutral decor and the master bedroom benefitting from dual aspect windows and the second bedroom having a built in wardrobe. The shower room has been completely refitted with stylish tiling, shower enclosed with waterfall shower, wash hand basin with vanity unit, WC, radiator, double glazed window, extractor fan and LED mirror.

The garden has been newly fenced and comprises a paved patio area, small turf area, gated access to a hardstanding area and single garage.

Full Property Summary

Entrance Porch

Door into the entrance hallway

Lounge

Dual aspect double glazed windows and central heating radiator.

Open Plan Extended Kitchen / Diner

The kitchen comprises a range of newly installed wall and base units, laminate counter tops, one and half bowl sink drainer, four ring electric hob, extractor hood, electric oven, extractor hood, dishwasher and fridge freezer. There is also a wall mounted integrated gas combination boiler.

First Floor Landing

Doors to both bedrooms and the shower room.

Bedroom One

Dual aspect double glazed windows and central heating radiator.

Bedroom Two

Double glazed window to the rear, central heating radiator and built in wardrobe

Shower Room

Stylish modern tiling, shower enclosure, wash hand basin with vanity unit, WC, radiator, extractor fan, LED mirror 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

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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



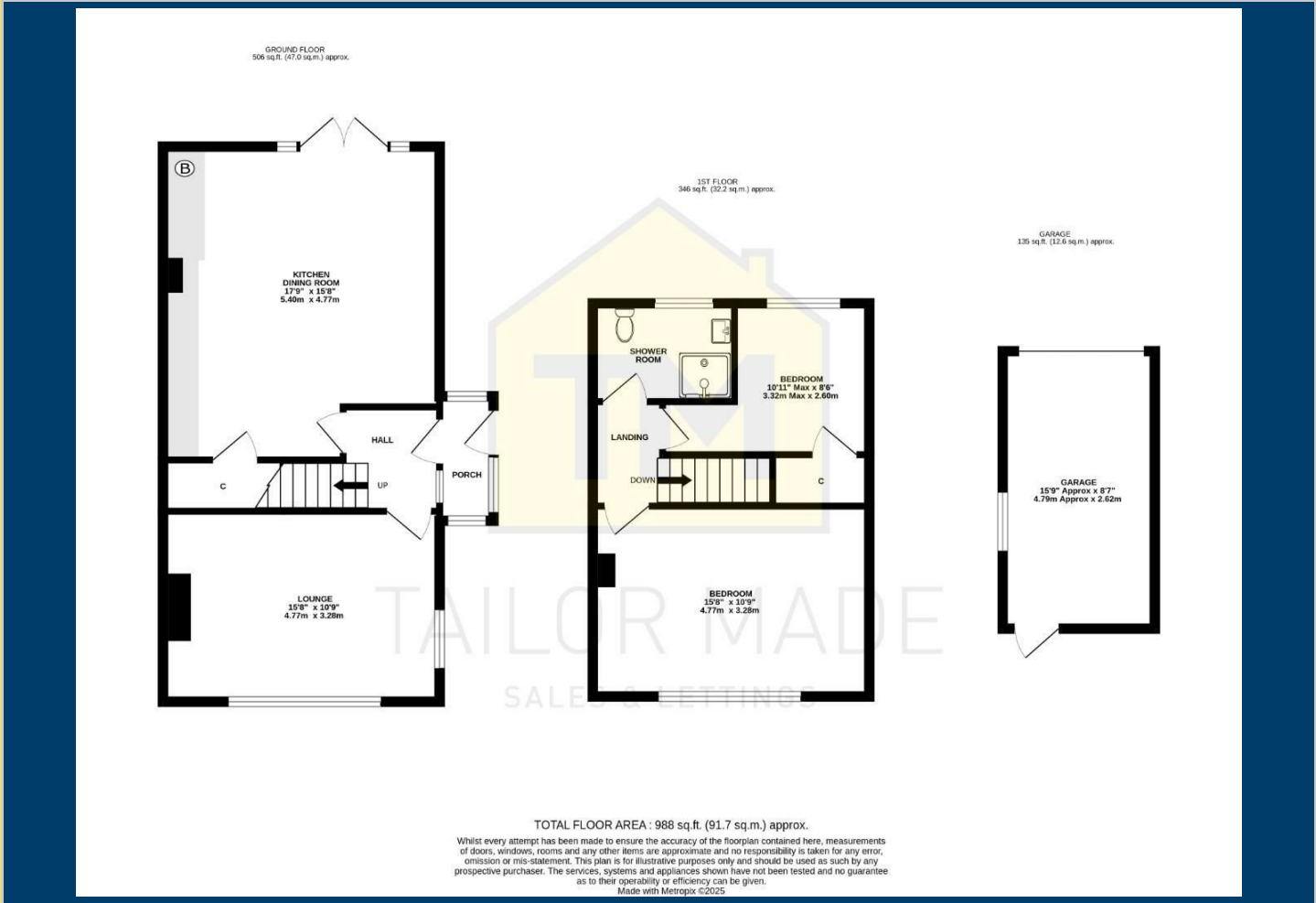
Hybrid Map



Terrain Map



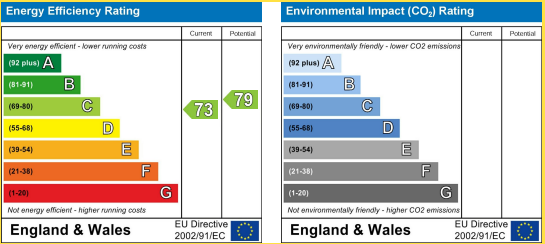
Floor Plan



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.