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Fairways Close

Allesley Village, Coventry, CV5 9BH

Price £300,000



ANOTHER PROPERTY SOLD BY
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Tailor Made Sales and Lettings are delighted to bring to market this superb three double bedroom End of Terrace family home, in the hugely popular location of Allesley Village.

The property occupies a very generous plot with lovely private, mature rear garden, spacious driveway for three plus vehicles, with the option to have one on the road as its the end of the cul-de-sac. The property has the huge advantage of pedestrian gated rear access onto Birmingham Road, allowing easy walking access to the local amenities including, Allesley Primary School, doctors, pharmacy, local shops. Close to well respected national and independent walks and quick access to lovely countryside walks and nearby Allesley Park & Coundon Wedge.

The property benefits from a ground floor front extension, garage conversion and large full with open plan conservatory. The ground floor comprises a fully fitted kitchen with integrated appliances, front reception room, re-fitted modern shower room and large open plan lounge, dining room leading into the full width open plan conservatory.

The first floor has the huge benefit of three large genuine double bedrooms and a large family bathroom.

The rear garden is the major selling feature of this lovely family home with a stepped patio area, large lawn, mature shrubs and tree, vegetable plot, timber shed and rear gated access onto Birmingham Road, into the village.

Property Summary

Kitchen

A range of wall and base units, laminate counter tops, splash back tiling, stainless steel sink drainer, five ring gas hob with extractor hood above, two eye-level Neff electric

ovens, integrated dishwasher and utility area housing the fridge freezer, washing machine and tumble dryer. There is a wall mounted Worcester Bosch gas combination boiler, double glazed window and door to the front elevation.

Inner Hallway

Doors off to the front reception room, shower room, lounge and stairs to the first floor.

Reception Room

Formerly the garage, now converted into a spacious reception room with double glazed window to the front elevation and central heating radiator.

Shower Room

A modern, fully tiled re-fitted shower room, comprising a large corner shower enclosure, mains shower, WC, wash hand basin with vanity unit, radiator and extractor fan.

Lounge / Diner / Conservatory

A spacious lounge / diner with feature inset fire, central heating radiators and two large openings into the full width rear conservatory with glazed windows to three sides, central heating radiator and double glazed patio doors onto the garden.

First Floor Landing

Doors to all three bedrooms and the family bathroom.

Bedroom One

Double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two

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

Bedroom Three

Double glazed window and central heating radiator.

Bathroom

A fully tiled bathroom, comprising an off-white suite,

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including a bath with shower over, wash hand basin, 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



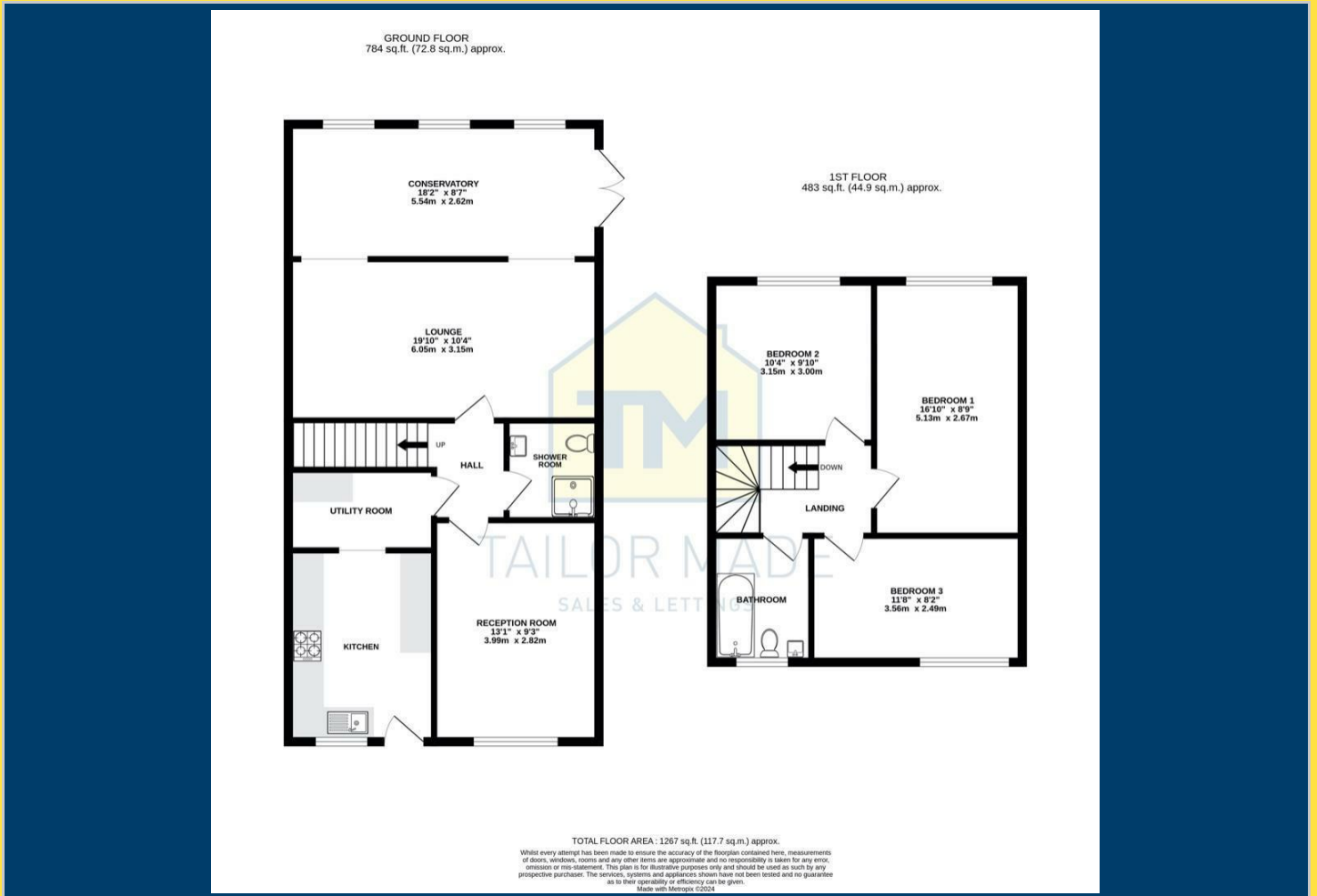
Hybrid Map



Terrain Map



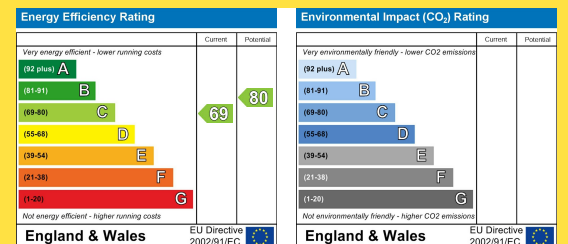
Floor Plan



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