



TAILOR MADE

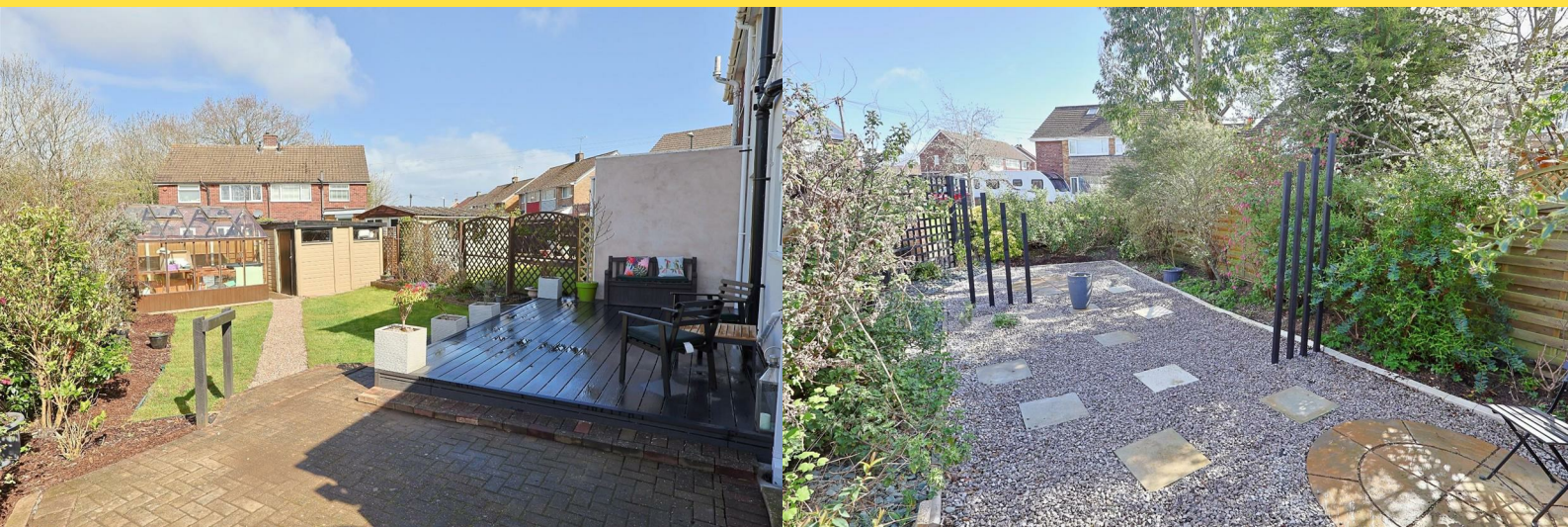
SALES & LETTINGS



## Frilsham Way

Allesley Park, Coventry, CV5 9LJ

Asking Price £265,000





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Introducing this superb, extended three bedroom semi detached family home, occupying a lovely corner plot with manicured gardens to the front, side and rear elevation. Located in hugely sought after Allesley Park, a stones throw from the park entrance, three highly respected primary schools, wide range of shops and local amenities.

The property whilst being extended on the ground floor, still offers a huge amount of scope to extend further and has the huge advantage of no onward chain.

The ground floor comprises a good sized entrance hallway, through lounge / diner with patio doors onto the rear garden. There is a modern fully fitted kitchen with double glazed window overlooking the garden and door into the extended side reception room, which has multiple uses and benefits from a re-fitted modern downstairs WC and wash hand basin. There is also a small utility area with plumbing for a washing machine.

The first floor has three bedrooms, consisting of two double bedrooms, the master with fitted wardrobes and a good sized single bedroom.

There are beautiful gardens to three sides of the property, the front has a lawned area and fence enclosed landscaped private garden, with slate chippings, seating area, well stocked shrub borders. There is a block paved patio to the side elevation off the extended reception room, fence enclosed with shrub borders.

The rear garden has a brand new composite decking area, paved patio, lawn, shrub borders and stoned pathway to a concrete sectional garden shed and glass greenhouse.

## Full Property Summary

### Entrance Hallway

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

### Lounge / Diner

Double glazed window to the front elevation, patio doors to the garden, two central heating radiator, modern fire place with gas fire.

### Kitchen

A selection of wall and base units, laminate counter tops, stainless steel sink drainer, freestanding cooker, space for a fridge freezer, dishwasher, double glazed window to the rear garden.

### Extended Reception Room

Double glazed windows to the front and side elevation, central heating radiator, patio doors to the garden, door into the kitchen, plumbing for a washing machine and door into the WC.

### Cloakroom

WC and wash hand basin.

### First Floor Landing

Doors to all three bedrooms and the bathroom.

### Bedroom One

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

### Bedroom Two

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

### Bedroom Three

Double glazed window to the front elevation.

### Bathroom

Full tiled comprising a corner 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:

Tel: 024 76939550

- 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

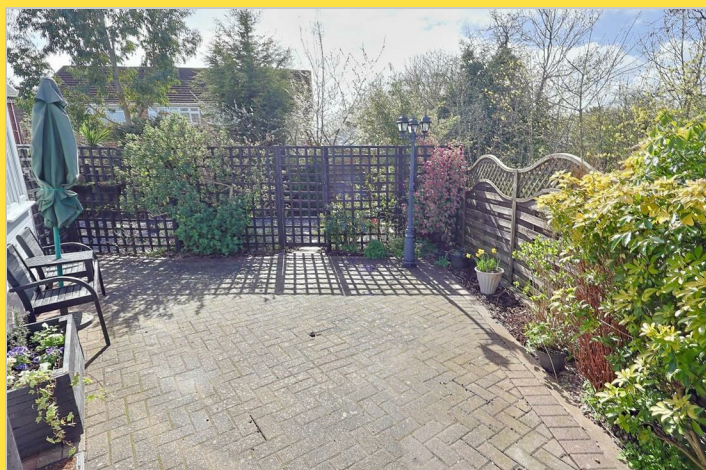
only and as such must be considered incorrect.

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.





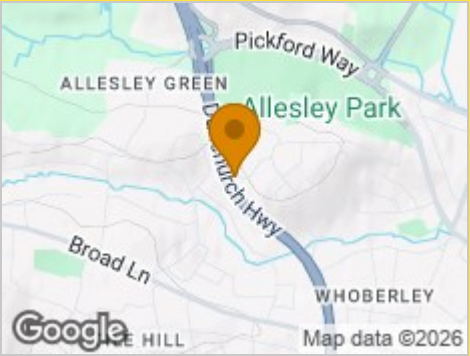
Road Map



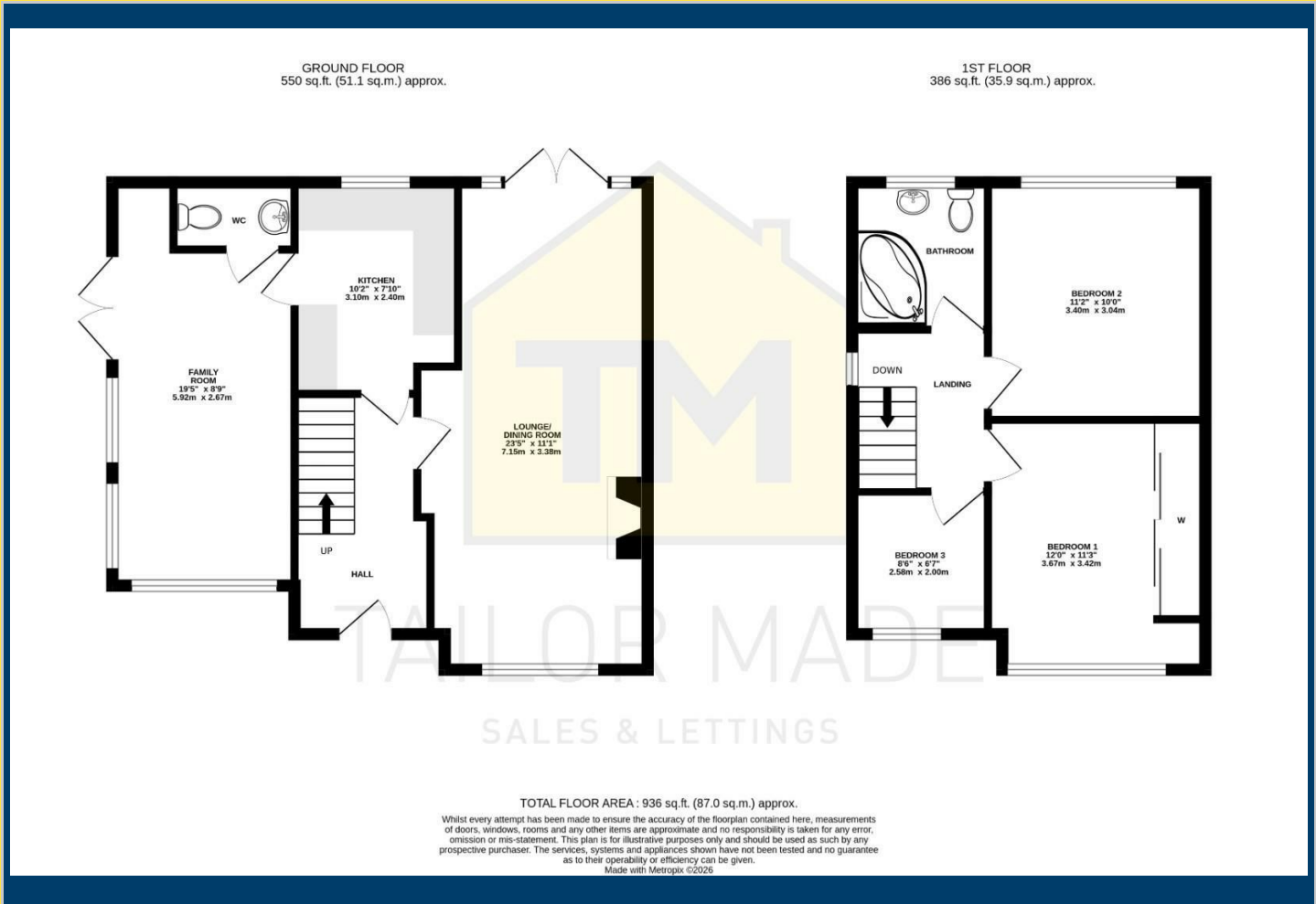
Hybrid Map



Terrain Map



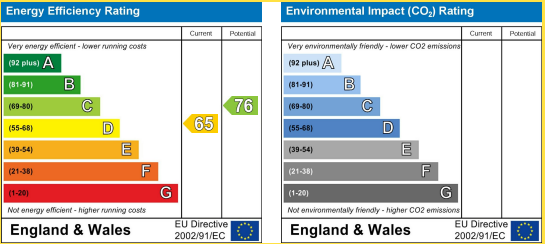
Floor Plan



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.