



TAILOR MADE

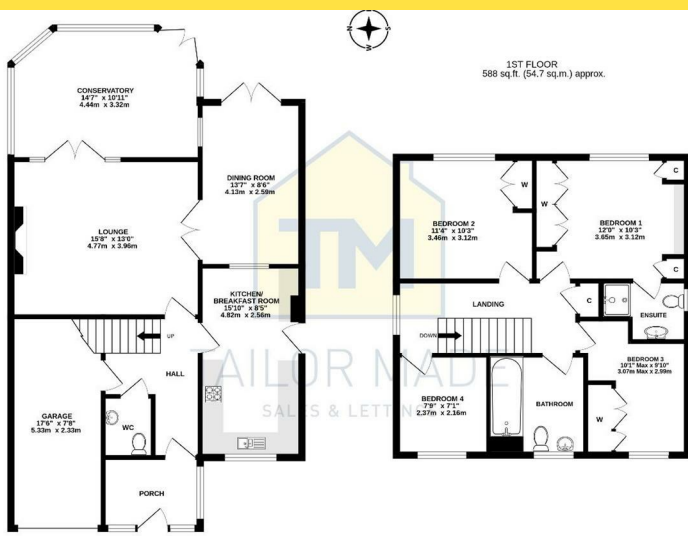
SALES & LETTINGS



Larkfield Way

Allesley Green, Coventry, CV5 7QB

Asking Price £430,000



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Property Summary

Tailor Made Sales & Lettings are pleased to bring to market this newly refurbished, large four bedroom detached family home, benefitting from ample downstairs space and a well sized rear garden and frontage on the highly regarded Allesley Green Estate on the edge of the city.

Perfectly located near a local park, very popular Allesley Park and easy access to Coundon Wedge and countryside walks. There is very easy access to the A45, linking Coventry to Solihull via the M42, Birmingham and The Airport.

Arranged over two floors, the property benefits from a favourable plot with large Rear Garden, Driveway & Integral Garage.

To the ground floor there is an Entrance Hallway, WC, Integral Garage with scope for conversion, Reception Room, Dining Room, Kitchen Diner & Conservatory.

To the first floor there are Four Bedrooms, one of which has an Ensuite shower room and the modern family Bathroom.

The property is currently tenanted, but being offered with no onward chain. Full Property Summary below :

Porch

Entrance Porch with UPVC doors & hard flooring.

Entrance Hallway

Entrance Hallway with hard flooring & doors to all principle ground floor rooms.

Kitchen Diner

Kitchen Diner with a selection of wall & floor unit, integral Cooker and separate Hob.

Downstairs WC

Double glazed to front aspect. WC with vanity sink.

Integral Garage

Access to electric, up and over garage door for vehicular access.

Living Room

Doors off to Entrance Hallway, Dining Room and Conservatory. Gas Central Heating radiator.

Conservatory

Double Glazing, Gas Central heating. Double doors out to rear garden.

Dining Room

Double glazing to side aspect , double doors out to rear Garden.

Master Bedroom

Double Glazed to rear aspect. Fitted wardrobes and door to ensuite.

Ensuite

WC, Sink and Shower Cubicle. Privacy double glazing to side aspect.

Bedroom Two

Double glazing to rear aspect. Gas central heating.

Bedroom Three

Laminate flooring, double glazing to front aspect and gas central heating.

Bedroom Four

Double glazed to front aspect, gas central heating.

Bathroom

Three piece Family Bathroom, bath, sink & w/c. Tiled walls & floor. Privacy glazed window to the front aspect.

Rear Garden

Private Rear Garden with side access.

Tel: 024 76939550

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



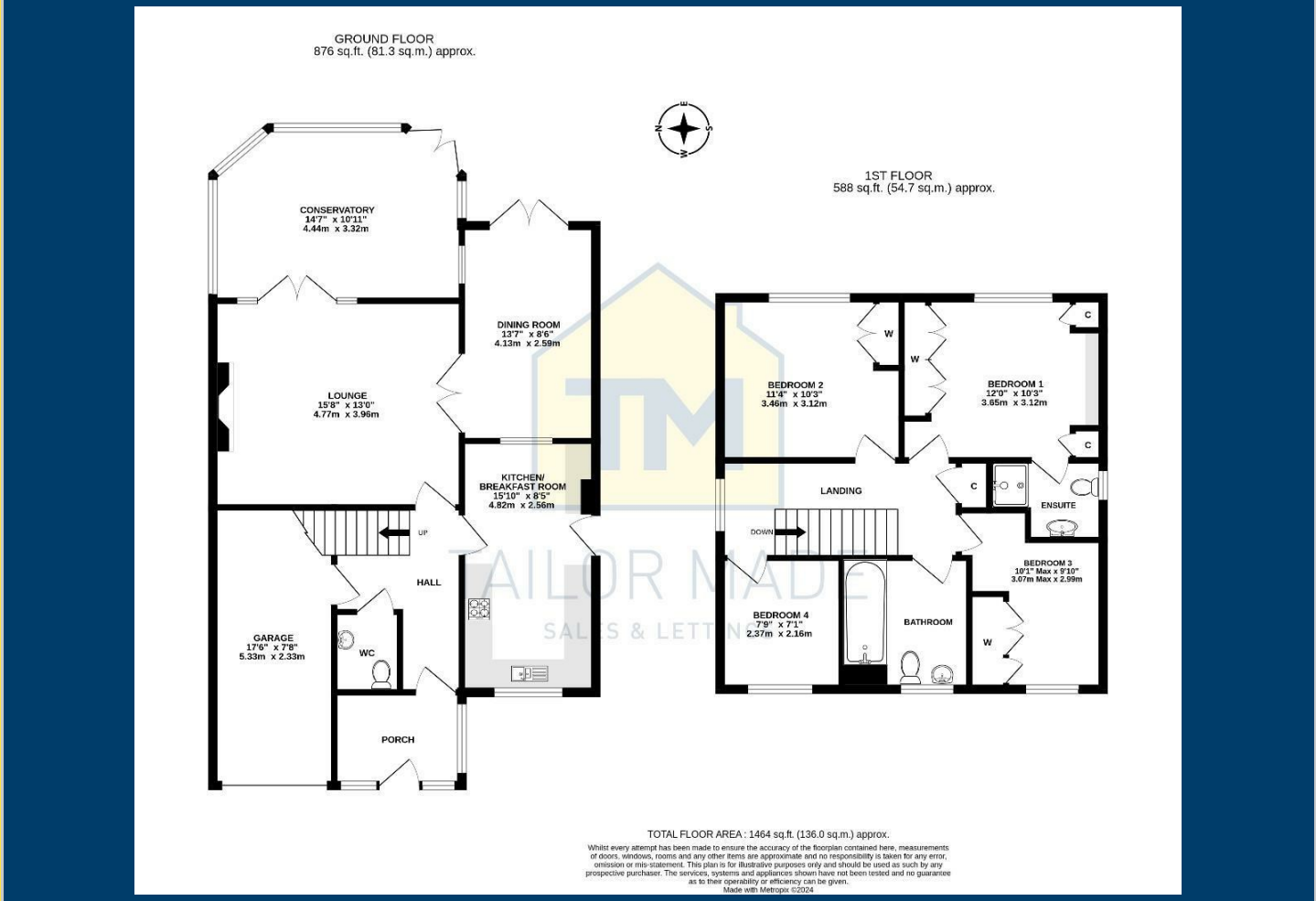
Hybrid Map



Terrain Map



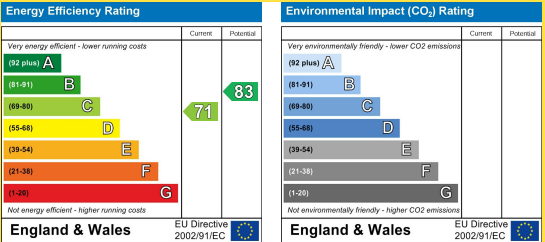
Floor Plan



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.