TAILOR MADE

SALES & LETTINGS

Chenies Close

Allesley Park, Coventry, CV5 9HR

Offers Over £179,950

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Property Overview

Tailor Made Sales & Lettings are pleased to bring to market this renovated two bedroom mid terrace property in the ever popular Allesley Park. The property is perfectly positioned on the edge of the estate with easy access to the A45, connecting you to the motorway network, nearby Warwick University, Birmingham Airport and the NEC. There is a wide range of local amenities, located on Allesley Park including great schools, large park, shops, food outlets and medical practices.

To the ground floor there is a small entrance porch, reception room & kitchen diner, whilst the first floor benefits from two double bedrooms and the modern family bathroom, equipped with bath, shower over, WC, wash hand basin and double glazed window.

Externally there is a small garden to the front, and private low maintenance rear garden with paved patio and lawn.

Ideal for first time buyers, those looking to downsize and investment purchasers.

Full Summary

Front of Property

Paved front garden leading to entrance door.

Entrance

Entrance with door to the reception room & stairway to first floor.

Reception Room

Reception Room with access to kitchen diner, under stair storage & double glazed window to the front aspect.

Kitchen Diner

Kitchen Diner with a selection of wall and floor units & door to rear garden.

Stairway and Landing

Stairway leading to first floor landing.

Bedroom One

Double Bedroom to the front aspect of the property, built in storage over the stairs, double glazed window to the front elevation.

Bedroom Two

Double Bedroom occupying the rear of the property, double glazed window to the rear elevation.

Family Bathroom

Four Piece Modern Family Bathroom with bath, shower cubicle, sink & W/C.

Rear Garden

Private rear garden with lawned & patio areas, side access.

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

Tel: 024 76939550

• 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.

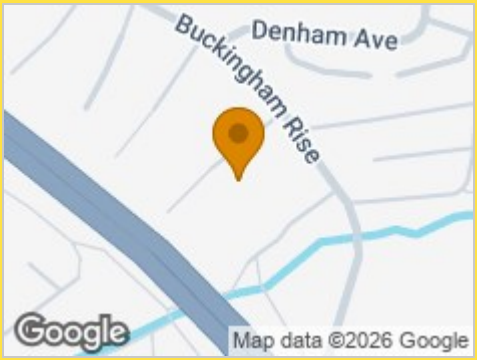
Please note we have not tested the services, or any of the equipment or appliances in this property, accordingly we advise prospective buyers to commission their own survey or service reports before finalising the purchase.

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.

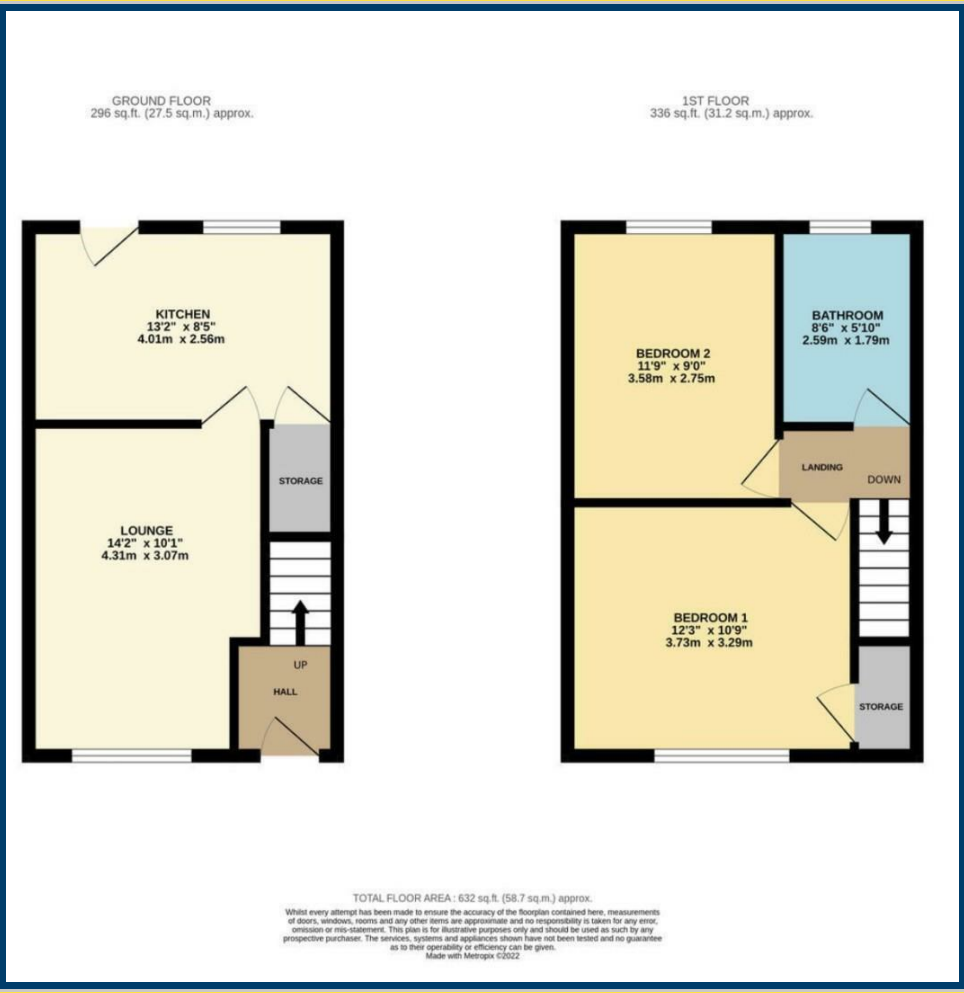
Road Map



Hybrid Map

Terrain Map

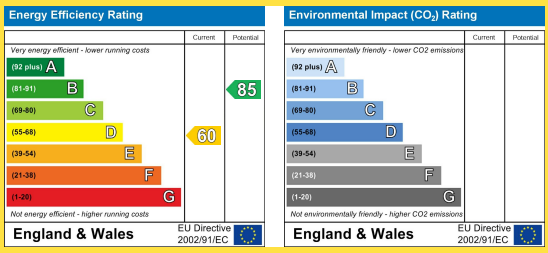
Floor Plan



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.

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