



TAILOR MADE
SALES & LETTINGS



Torbay Road

Allesley Park, Coventry, CV5 9JL

Asking Price £375,000



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Tailor Made Sales and Lettings are bringing to market this superb four bedroom, largely extended, semi detached family home, occupying a prominent corner plot at the top end of the ever desirable, Allesley Park estate. Perfectly positioned on the edge of the development, a stone's throw from Allesley Park entrance, great selection of local schools and wide range of amenities.

The property has a spacious driveway to the front for ample vehicles to be parked off-road, large two storey side extension, two wash facilities, landscaped garden, garden room and no onward chain.

The ground floor comprises a spacious entrance hallway, cosy front lounge, modern downstairs shower room and WC and stunning open plan kitchen / dining / living room with bi-folding doors to the garden. The kitchen area is well equipped with a range of wall and base units, solid wood counter tops, fitted fridge and freezers, dishwasher, washing machine, tumble dryer, large range cooker and hob, spacious corner pantry cupboard. There is a large dining area, designer column radiator, double glazed window and bi-folding doors to the garden.

The first floor comprises four excellent sized bedrooms, three with wardrobes. The family bathroom is stunning, re-modelled to create a bespoke 'his and hers' sinks, walk in shower enclosure and lovely roll-top bath, vaulted ceiling, double glazed window, Velux sky lights and stylish radiator.

The garden has been stylishly landscaped to create

to flagstoned patio areas, astro turf lawn area and converted garage to create a garden room / family area.

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.

Tel: 024 76939550

The measurements indicated are supplied for guidance only and as such must be considered incorrect.

Please note some of our photographs may include the use of AI furnishings to demonstrate how a room could be presented.

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



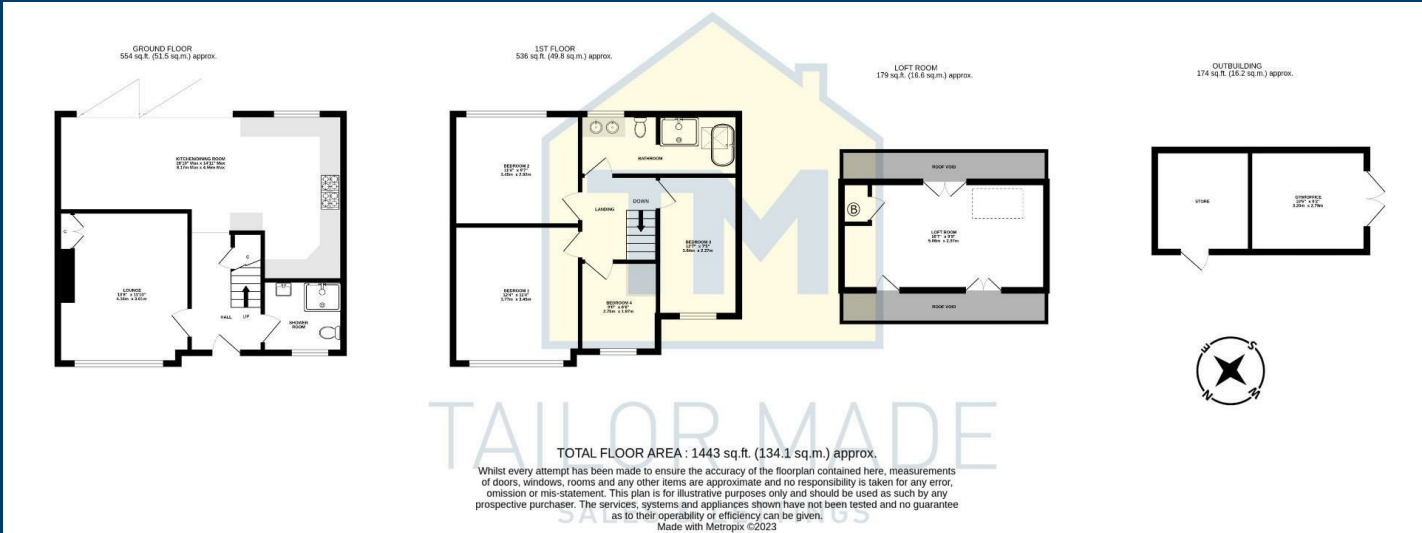
Hybrid Map



Terrain Map



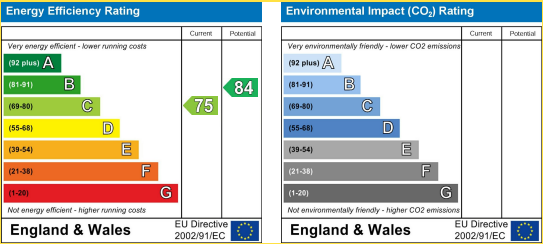
Floor Plan



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.