

Atkinson Stilgoe

Platinum Way
Allesley COVENTRY

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Allesley COVENTRY CV5 9QR

for sale
£325,000







Property Description

A beautifully presented, nearly-new three-bedroom family home in Allesley, offering contemporary living throughout. The property was built in 2023 so still benefits from the majority of its NHBC new home warranty. Benefitting from being ready to move into, with modern conveniences and a high quality finish. Briefly comprising guest cloakroom, lounge, kitchen diner, three bedrooms with ensuite to master and family bathroom, in addition, there is a driveway providing off road parking and private rear garden.

Approach

Front door leads through to:

Entrance Hallway

Staircase rising to the first floor and Karndean flooring.

Guest Cloakroom

Fitted with a white suite comprising of low-level WC, wash hand basin, Porcelanosa tiling and obscure glazed window to the side.

Lounge

Window to the front.

Kitchen Diner

Fitted with a range of base and wall mounted units with complementary work surfaces, stainless steel sink and drainer unit with mixer tap, appliances to include double electric oven with induction hob and cooker hood above, integrated dishwasher, integrated washing machine, integrated fridge freezer, understairs storage, window to the front and door leading to garden.

First Floor Landing

Staircase rising from the hallway with storage cupboard.

Bedroom One

Fitted wardrobes providing hanging and shelving space with additional built-in storage cupboard, window to the front and door through to:

En Suite

Fitted with a white suite comprising of low-level WC, wash hand basin with mixer tap, shower cubicle with waterfall twin head shower fitted, extractor fan, shave point, heated towel rail and obscure glazed window to the front.

Bedroom Two

Window to the rear overlooking garden and loft hatch giving access to roof space.

Bedroom Three

Window to the rear overlooking garden.

Family Bathroom

Fitted with a white suite comprising of low-level WC, wash hand basin with mixer tap, bath with mixer tap, heated towel rail and obscure glazed window to the side.

Outside

Front Of Property

To the front of the property, there is a driveway providing parking for two cars with carport, security lighting and gated side access.

Rear Garden

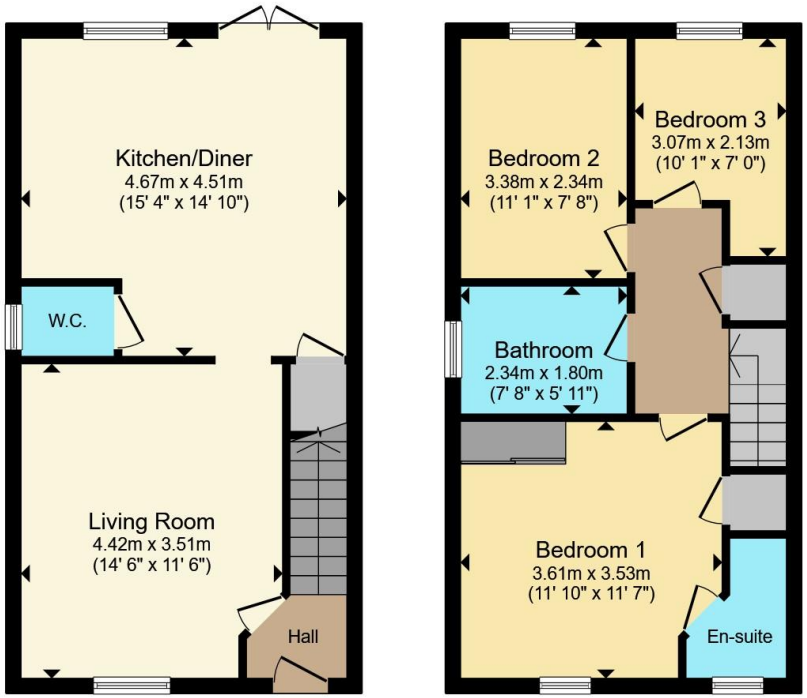
Private garden laid lawn with patio area and garden shed.

Buyer Aml Fee

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







Ground Floor **First Floor**





Total floor area 82.2 m² (884 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Atkinson Stilgoe

To view this property please contact Atkinson Stilgoe on

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150 Station Road Balsall Common
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EPC Rating: B

Council Tax Band: D

Tenure: Freehold

view this property online atkinsonstilgoe.co.uk/Property/BAL107056

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Atkinson Stilgoe is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.