



**TAILOR MADE**  
SALES & LETTINGS



## Beche Way

Allesley Park, Coventry, CV5 9NW

Asking Price £210,000



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Tailor Made Sales and Lettings are delighted to offer to market this excellent opportunity to purchase a two double bedroom semi detached bungalow on the doorstep of Allesley Park Entrance, ideal for those looking for quick access to the park for great walks, 20 yards to the bus terminus with links to the city centre, UHCW in Walsgrave and Tile Hill. Across the park is another bus service with direct links to the Birmingham Airport.

There is excellent rear access to the property with off road parking and single garage with electric roller door and remote key fob. The gardens to the front and rear are well kept.

The property is in need of full modernisation but offered with no onward chain and great potential to either just refurb or remodel to your own personal specifications.

A brief summary comprises an entrance porch, entrance hallway, kitchen, lounge, lean to garden room, two double bedrooms and bathroom.

Full property summary

#### Entrance Hallway

Doors off to all principle rooms and central heating radiator

#### Lounge / Diner

Double glazed sliding patio door into the conservatory, radiator and gas fire (not tested)

#### Kitchen

A basic selection of wall and base units, laminate counter tops, stainless steel sink drainer, space for

white goods, wall mounted gas boiler and double glazed window to the front elevation

#### Conservatory

Glazed windows to the garden and double doors to the garden.

#### Bedroom One

Double glazed window, radiator and wardrobe

#### Bedroom Two

Double glazed window, radiator and wardrobe

#### Shower Room

A slightly more modern tiled shower room with shower enclosure, 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:

- 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

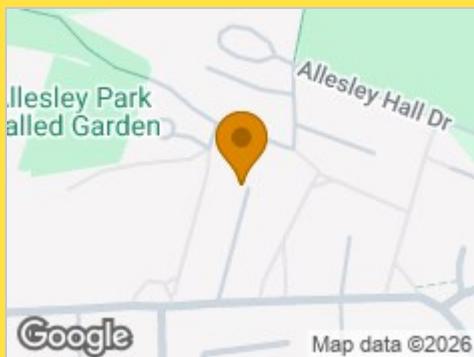
particulars should be independently verified by prospective buyers or tenants.

#### 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.



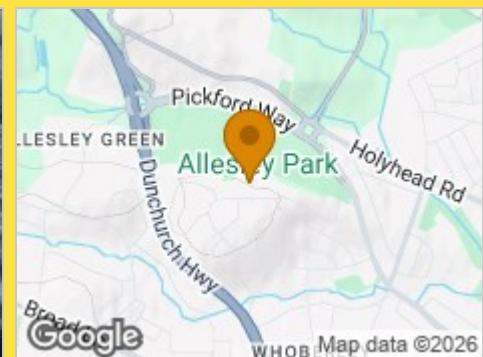
## Road Map



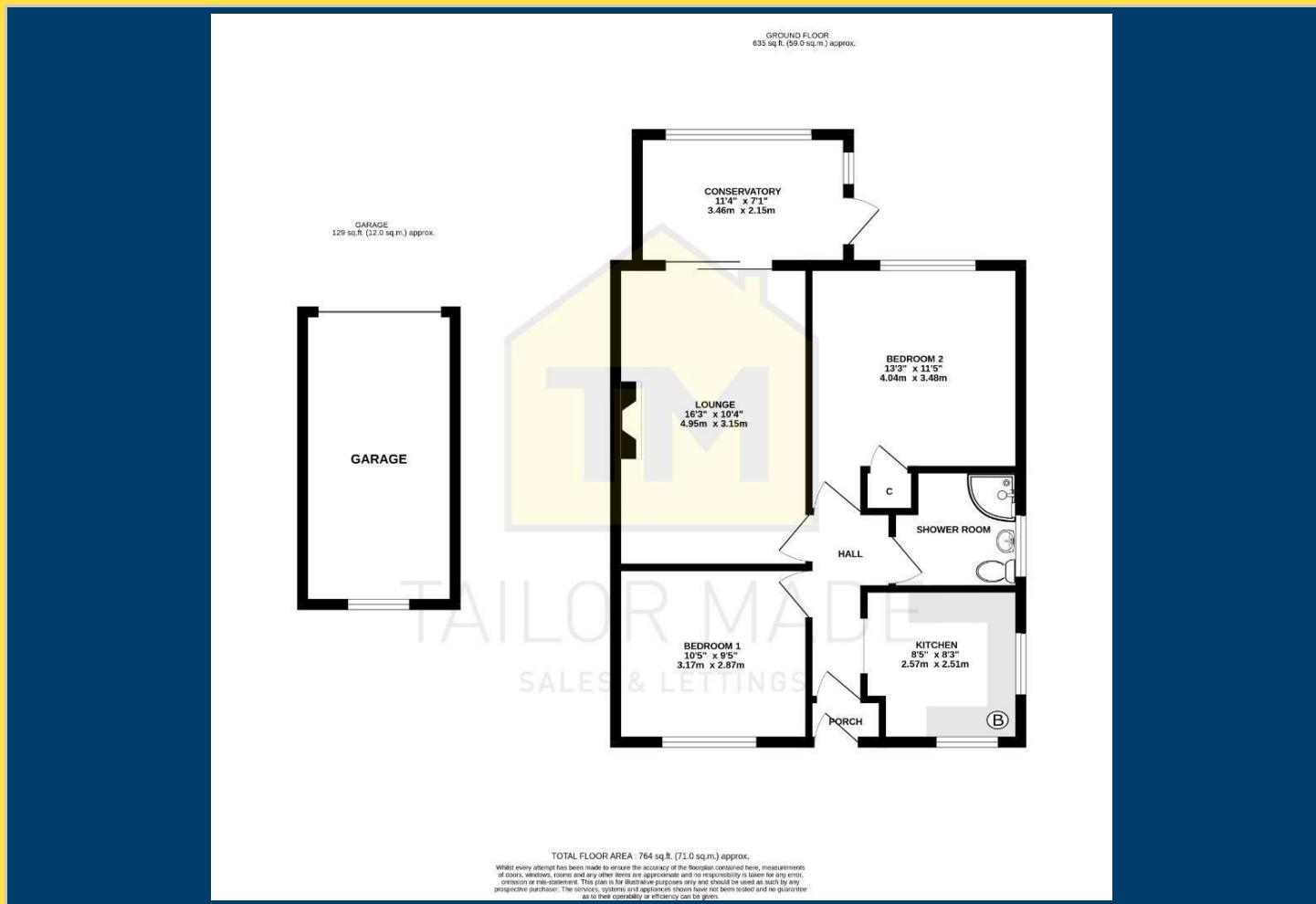
## Hybrid Map



## Terrain Map



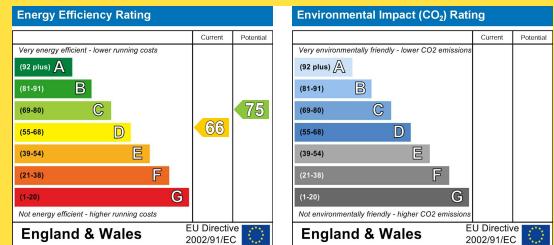
## Floor Plan



## 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.