



TAILOR MADE  
SALES & LETTINGS



## Chenies Close

Allesley Park, Coventry, CV5 9HR

Offers Over £170,000



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Tailor Made Sales and Lettings are pleased to bring to market this ideal first time home, tucked away in a private position at the end of a Cul-De-Sac in the popular location of Allesley Park. Situated just off Buckingham Rise, the property is a short distance away from four popular schools, within close proximity to shops, the park, large green open spaces, easy access to Mount Nod and quick access to the A45 and superb road network.

The property benefits from a large private front garden, side patio area and beautifully landscaped, private rear garden. The property has been extended on the ground floor and offers a spacious open plan modern kitchen / diner, great for hosting and entertaining, a good sized lounge with side window and patio doors onto a private garden and a stunning new, fully tiled shower room. The first floor has two large double bedrooms, the master with new panelling, built in wardrobes and dual aspect windows. The back double bedroom, also has ample storage and a large double glazed window.

## Property Summary

### 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 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.

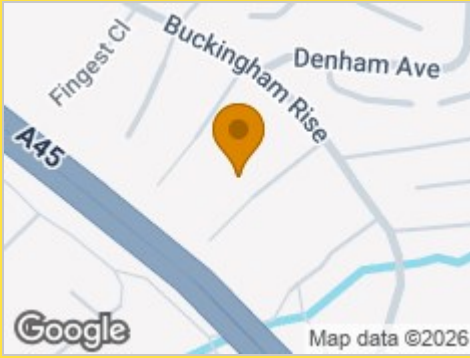
These particulars are issued in good faith but do not constitute representations of fact, or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.

### 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.



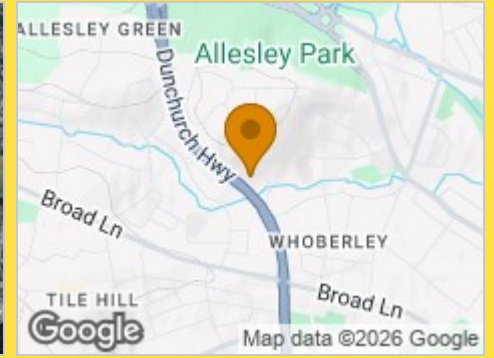
## Road Map



## Hybrid Map

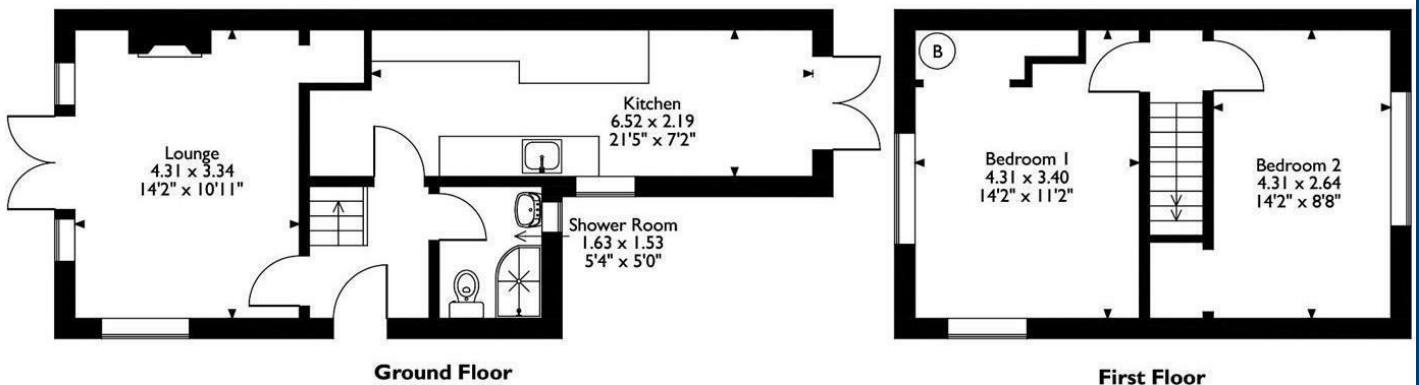


## Terrain Map



## Floor Plan

### Chenies Close, Coventry Approximate Gross Internal Area 70 Sq M/754 Sq Ft

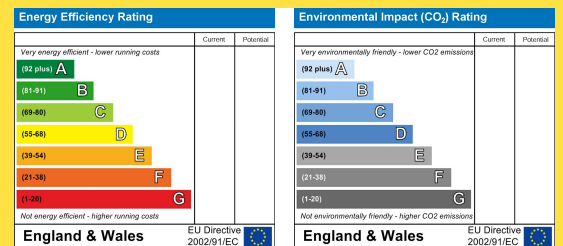


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

## 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.