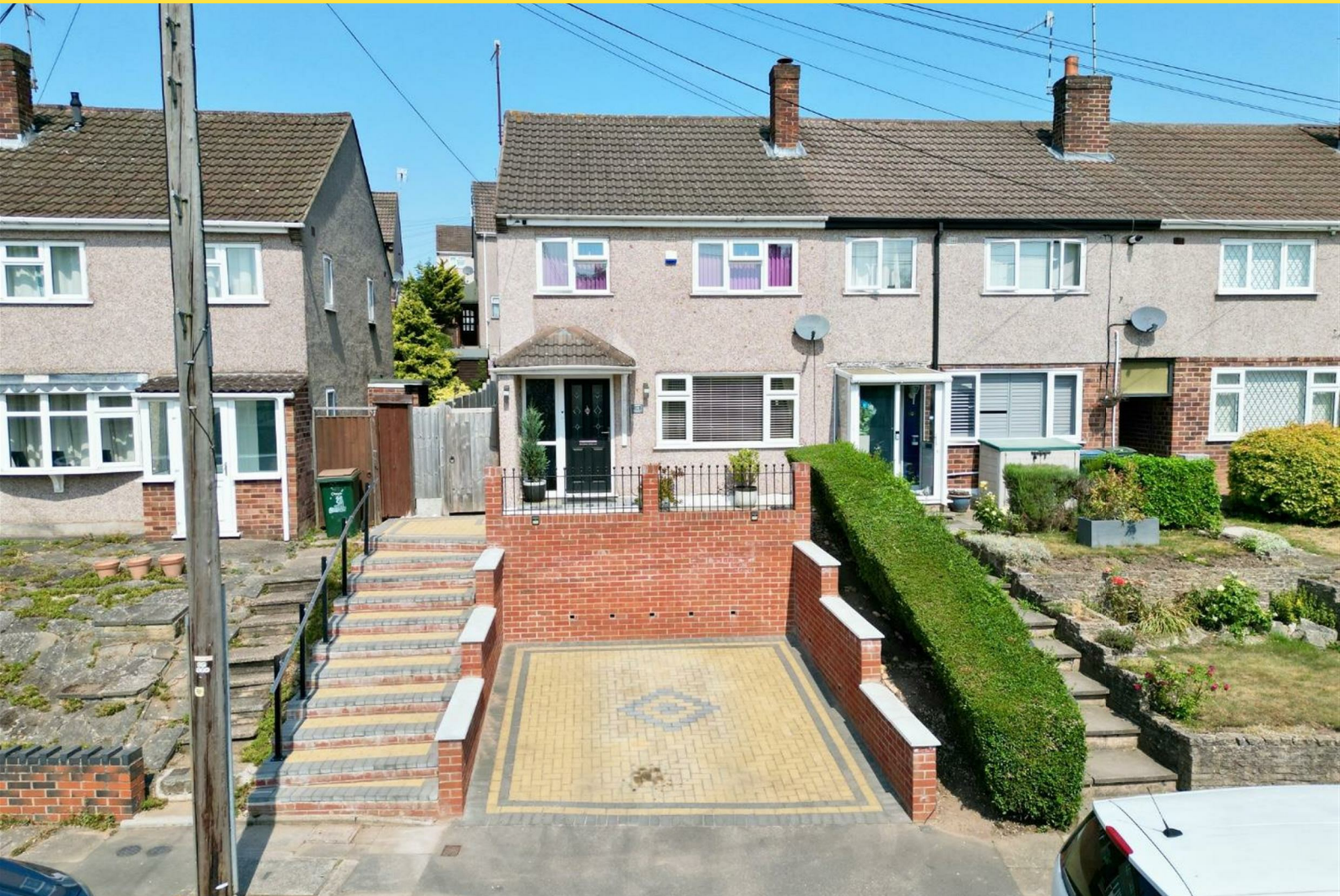




TAILOR MADE
SALES & LETTINGS



Chenies Close

Allesley Park, Coventry, CV5 9HR

Asking Price £245,000



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Tailor Made Sales and Lettings are delighted to bring to market this superb three bedroom, extended end of terrace family home to market on a quiet cul-de-sac in the highly sought after Allesley Park estate. The property is presented to an exceptional standard throughout, high quality fixtures and fittings, extended ground floor and invaluable off-road parking with a newly installed driveway, LED lighting and steps to the front door and front terrace.

The ground floor comprises a bright and welcoming entrance hallway, alarm system, CCTV set up, attractive wall paneling and doors off to the lounge / diner and utility area. There is a double glazed window and glass and oak staircase leading to the first floor.

The lounge has a double glazed window to the front elevation, built in blinds, gas fire with modern surround, attractive column radiator and archway into the dining room. The dining room has the flexibility of being open plan to both the lounge and kitchen / diner with double doors with glazed window panels, along with another attractive column radiator.

The kitchen has been extended to now offer a beautiful L-shaped open plan kitchen / diner, fully fitted with stylish and contemporary units, moulded counter tops with inset sink drainer, large sky light, integrated double oven and grill, induction hob and extractor fan. There is ample space for a fridge freezer, washing machine and dishwasher. There are spot lights fitted, double glazed window and patio doors onto the garden.

There is a glazed door back into the hallway with a door off to a modern downstairs toilet, equipped with a WC, wash hand basin, splash back tile, radiator and double glazed window.

The first floor landing has a double glazed window, doors off to all three bedrooms and the family bathroom. There is a loft hatch with built in ladder.

Bedroom one located to the rear of the property has the huge benefit of built in air conditioning unit for both cold air and heat, built in sliding wardrobes, double glazed window with built in blinds and radiator. Bedroom Two has a built in wardrobe, double glazed window, built in blinds and radiator. The third bedroom is also an excellent size, dual aspect double glazed windows, built in blinds, currently set up as a home office with built in desk and valuable storage and radiator.

The garden is fairly low maintenance, fence enclosed, two paved patio areas, small lawn, slate chipping bedding area, timber shed and secure gated side access. There is a small paved terrace to the front with wrought iron fencing.

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

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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.

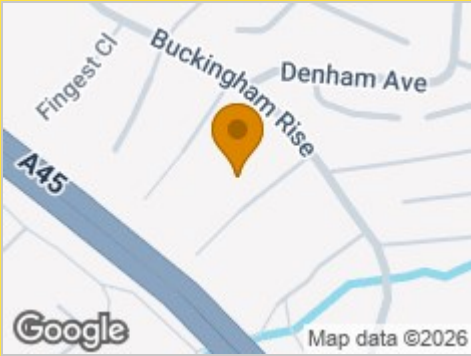
These particulars are issued in good faith but do not constitute representations of fact, or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.

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



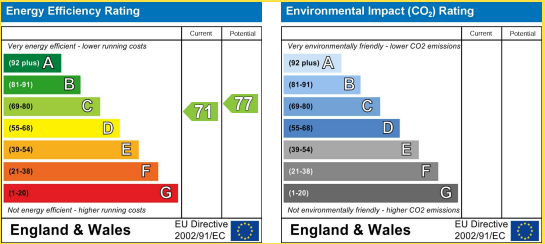
Floor Plan



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.