



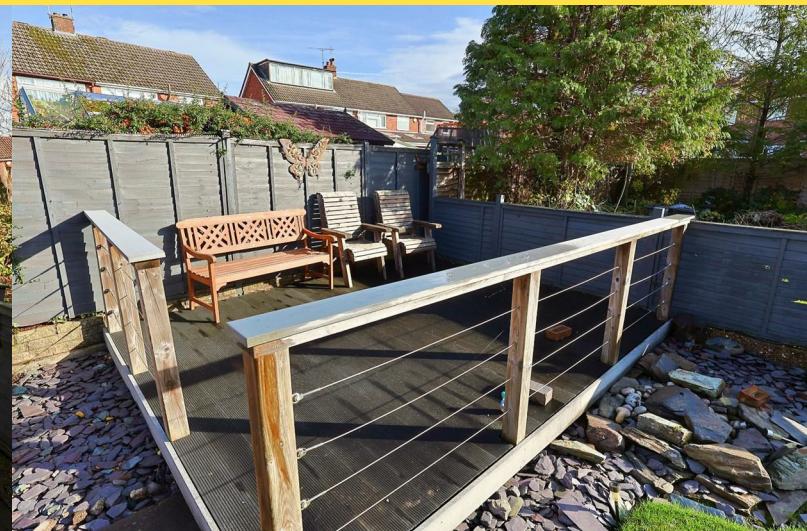
**TAILOR MADE**  
SALES & LETTINGS



**Marriners Lane**

Allesley Park, Coventry, CV5 9LD

Asking Price £249,950



# Marriners Lane

## Allesley Park, Coventry, CV5 9LD

### Asking Price £249,950



Tailor Made and delighted to be offering to market this well presented, three bedroom semi detached family home located at the top end of the much sought after Allesley Park estate, well positioned within short reach of excellent schooling, superb selection of local amenities, easy access to the park and quick access to road networks.

The property is very well presented with brand new carpet in the large lounge / diner, modern kitchen and shower room, superb sized rear garden with modern seating area, off road parking, garage and solar panels. This excellent family home is ready to move straight into, whilst still offering bags of future potential to extend either out the back or upwards. There is the added benefit of no onward chain.

The ground floor comprises a front porch, spacious entrance hallway with large store cupboard, spacious through lounge / diner with bags of natural light, brand new carpet and sliding doors onto the large garden. There is a modern fully equipped kitchen overlooking the garden and benefiting from side access to the driveway.

The first floor offers a modern shower room, two spacious double bedrooms and a good sized single bedroom.

The garden is a superb size for the estate and has gated side access, two excellent sized patio area, a modern enclosed seating area and large lawn.

#### Full property summary

#### Entrance hallway

Door into the lounge, storage cupboard, meters and stairs to the first floor

#### Lounge / diner

Double glazed window to the front elevation, gas fire with modern surround, newly carpeted, radiators, door into the kitchen and sliding double glazed patio doors into the garden.

#### Kitchen

A modern kitchen comprising a range of wall and base units, sink drainer, four ring gas hob, electric oven, extractor fan built in, under counter fridge, double glazed window to the rear overlooking the garden.

#### First floor landing

Double glazed window to the side elevation, doors to all three bedrooms and the shower room.

#### Bedroom One

Double glazed window to the front elevation, built in wardrobes and central heating radiator.

#### Bedroom Two

Double glazed window to the rear and central heating radiator

#### Bedroom Three

Double glazed window to the front elevation and central heating radiator.

#### Shower Room

A modern fully tiled shower room with walk in shower enclosure, wash hand basin with vanity unit, 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.



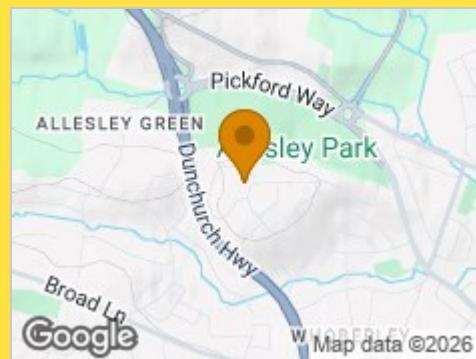
## Road Map



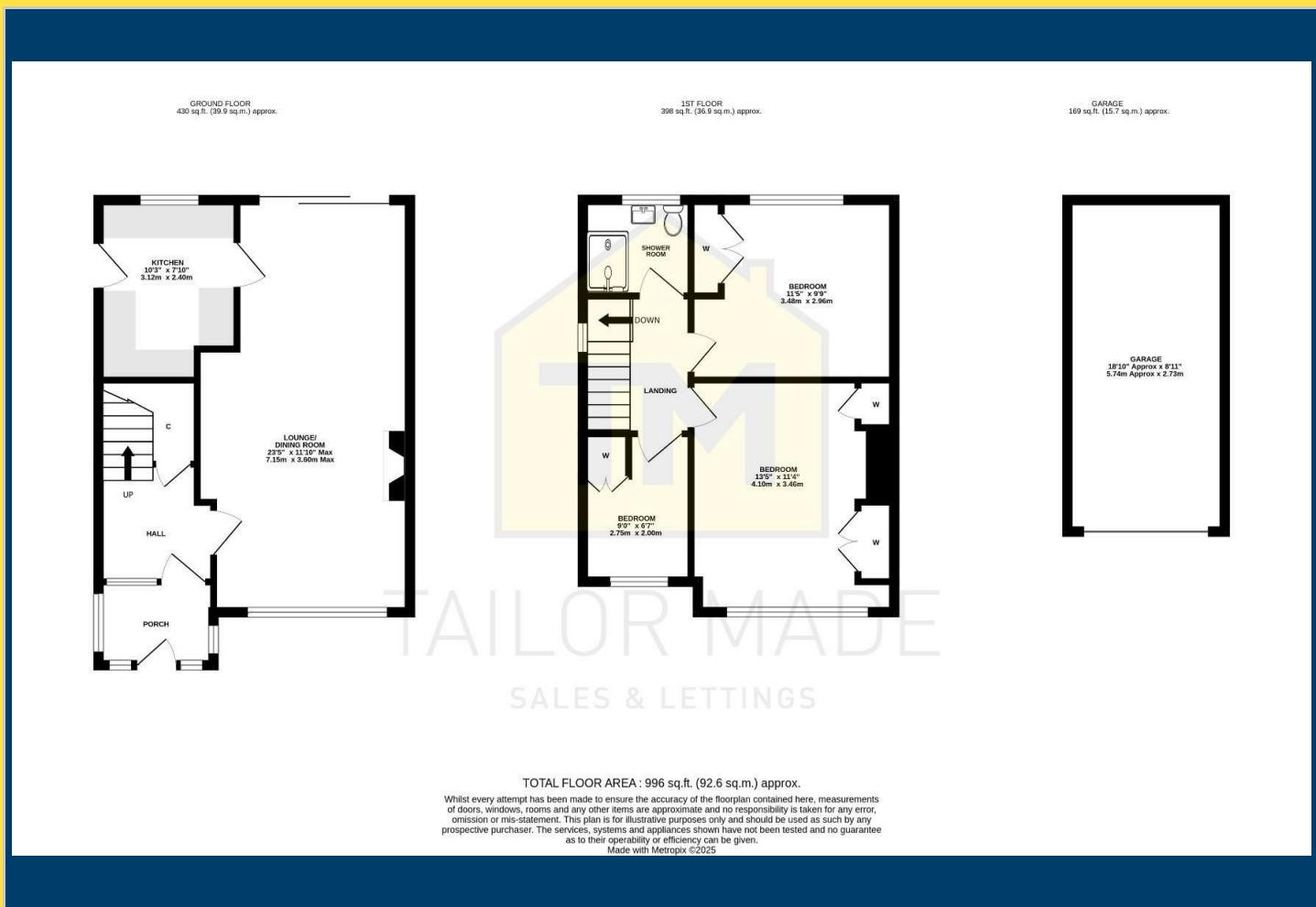
## Hybrid Map



## Terrain Map



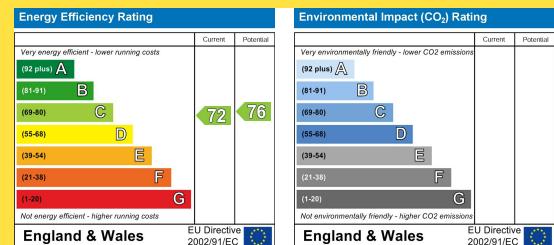
## Floor Plan



## 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.