TAILOR MADE

SALES & LETTINGS



Denham Avenue

Allesley Park, Coventry, CV5 9HW

Asking Price £190,000

2 | 1 | 1 | D





Denham Avenue

Allesley Park, Coventry, CV5 9HW

Asking Price £190,000







Tailor Made Sales and Lettings are delighted to bring to market this very well presented two bedroom halls together mid terraced property located in desirable Allesley Park. This ideal first time purchase is located close to a wide arrange of local amenities, shops, medical practices and public transport links.

The property is superbly presented throughout and is offered for sale with no onward chain.

The accommodation comprises a front entrance porch, leading into an entrance hallway with door to the lounge. There is a double glazed window to the front elevation, gas fire with marble surround, central heating radiator and archway leading into the open plan, modern fully fitted kitchen.

The kitchen comprises a range of wall and base units, laminate counter tops, stainless steel one and half sink drainer, four ring gas hob, electric oven, extractor hood and space for white goods. There is a door through to a rear porch / utility area which has a double glazed window and door to the garden, space and plumbing for a washing machine.

The first floor comprises a spacious modern bathroom, fully tiled, comprising a white suite including a shaped bath with shower over, glass screen, wash hand basin, WC, heated towel rail and double glazed window to the rear.

Both double bedrooms are good sizes, with double glazed windows, central heating radiators, well decorated and have the benefit of built in storage.

The rear garden is fence enclosed with gated side access to the side passageway that leads to the front of the property. The garden is mainly paved, with small flower bed area and timber shed.

Full Property Summary

Entrance Hallway
Door into the lounge and stairs to the first floor.

Lounge
Double glazed window to the front elevation, central heating radiator, gas fire with marble surround and archway into the open plan kitchen.

Open Plan Kitchen
The kitchen comprises a range of wall and base units, laminate counter tops, stainless steel one and half sink drainer, four ring gas hob, electric oven, extractor hood and space for white goods. Double glazed window overlooking the garden and glazed door into the utility.

Utility
Double glazed windows and door to the garden, space and plumbing for a washing machine.

First Floor Landing
Doors to both double bedrooms and the bathroom.

Bedroom One
A double glazed window to the front elevation, central heating radiator, built in wardrobe.

Bedroom Two
Double glazed window to the rear and central heating radiator.

Bathroom
A spacious modern bathroom, fully tiled, comprising a white suite including a shaped bath with shower over, glass screen, wash hand basin, WC, heated towel rail 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 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



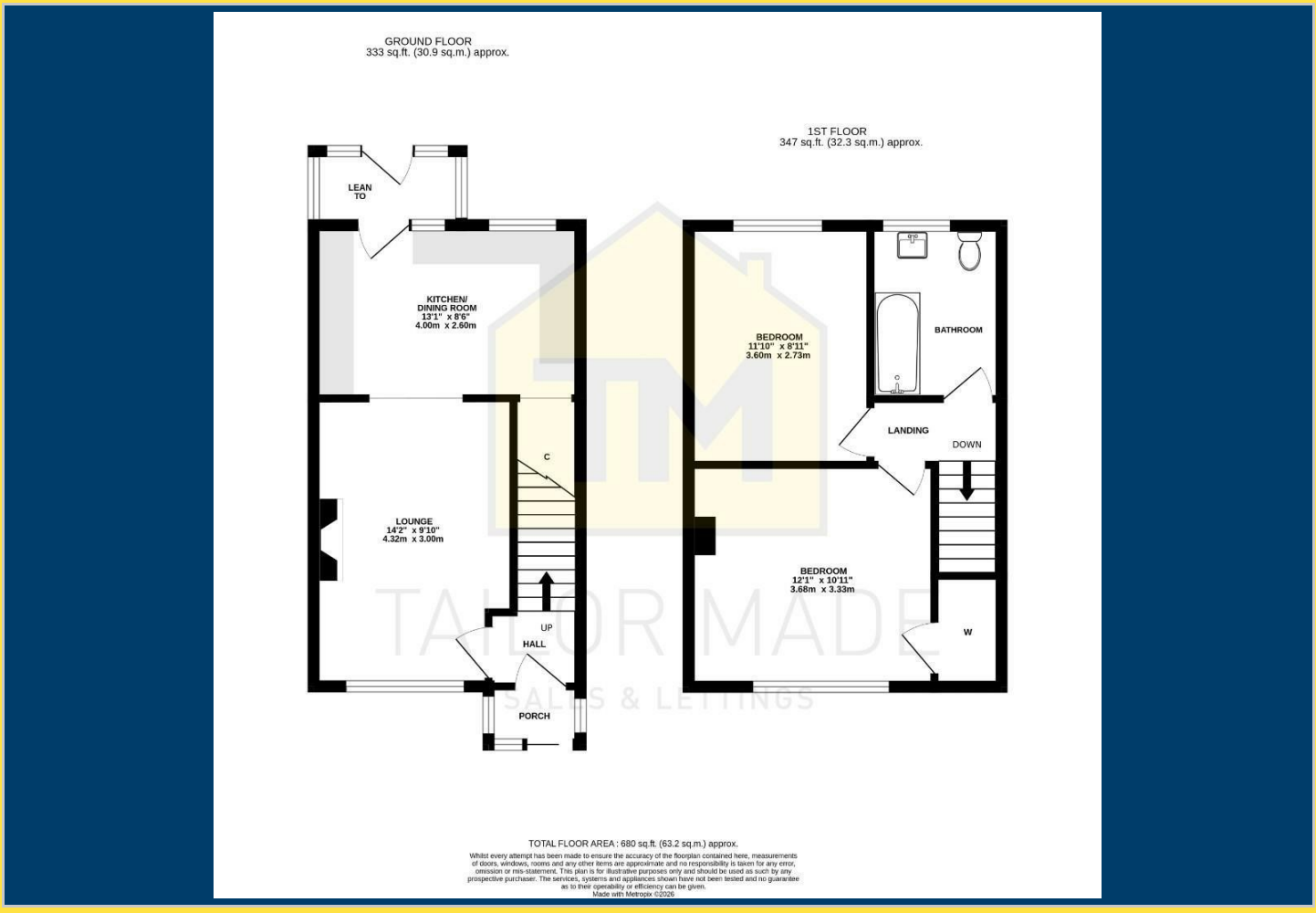
Hybrid Map



Terrain Map



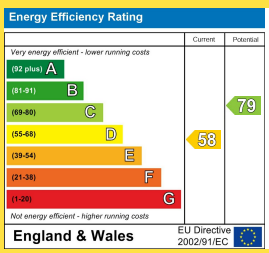
Floor Plan

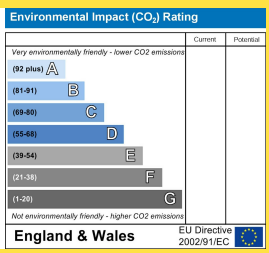


Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

51 Winsford Avenue, Allesley Park, Coventry, CV5 9JG
Tel: 024 76939550 Email: admin@tmonline.co.uk https://www.tmonline.co.uk