



TAILOR MADE

SALES & LETTINGS



Gardenia Drive

Allesley Village, Coventry, CV5 9BN

Asking Price £299,950



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Tailor Made Sales and Lettings are delighted to bring to market this lovely three double bedroom, link detached family home, tucked away on a quiet residential street, in much sought after Allesley Village. This much loved family home is being offered for sale with no onward chain and offers great potential to re-model, modernise and potentially extend further or covert the garage.

The property offers a good sized frontage with block paved driveway, shaped lawn area and access to the garage.

The ground floor accommodation comprises a small entrance porch area, which leads into a spacious dining room, fully fitted kitchen / diner with modern wall and base units, direct access into the garage, excellent size lounge / diner across to the rear of the property with sliding patio doors to the garden, separate utility and WC and another access into the garage.

The first floor has three excellent, well proportioned double bedrooms, the master with fitted storage. The main family bathroom, has an upgraded shower enclosure with modern shower boarding, WC, wash hand basin with large vanity unit, double glazed window and central heating radiator.

There is a well maintained, regularly manicure rear garden. Fence enclosed with paved patio area, lawn area and mature shrub borders.

Well situated within easy reach of the village centre on Birmingham Road with selection of shops, doctors surgery, pharmacy, post office, two pubs and well respected primary school. There are excellent transport links in and out of the city, easy access to the A45, linking Coventry to Birmingham, the NEC and Airport.

Full Property Summary

Dining Room

Double glazed window to the front elevation, gas fire with brick surround, doors into the kitchen, lounge and inner hallway.

Kitchen

A range of modern wall and base units, laminate counter tops, stainless steel sink drainer, built in fridge freezer, four ring hob, electric oven, slimline dishwasher, space for a dining table, double glazed window to the front elevation, direct access into the garage which could later be incorporated into the kitchen.

Lounge / diner

Double glazed floor to ceiling windows, allowing plenty of natural light and double glazed sliding patio doors leading onto the garden central heating radiator.

Utility

Space for the washing machine and tumble dryer, counter top with inset sink, WC, glazed window and door leading into the garage.

First Floor Landing

Shower Room

A modern shower enclosure with white panelled walls, electric shower, WC, wash hand basin with sizeable vanity unit, radiator and double glazed window.

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Tel: 024 76939550

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



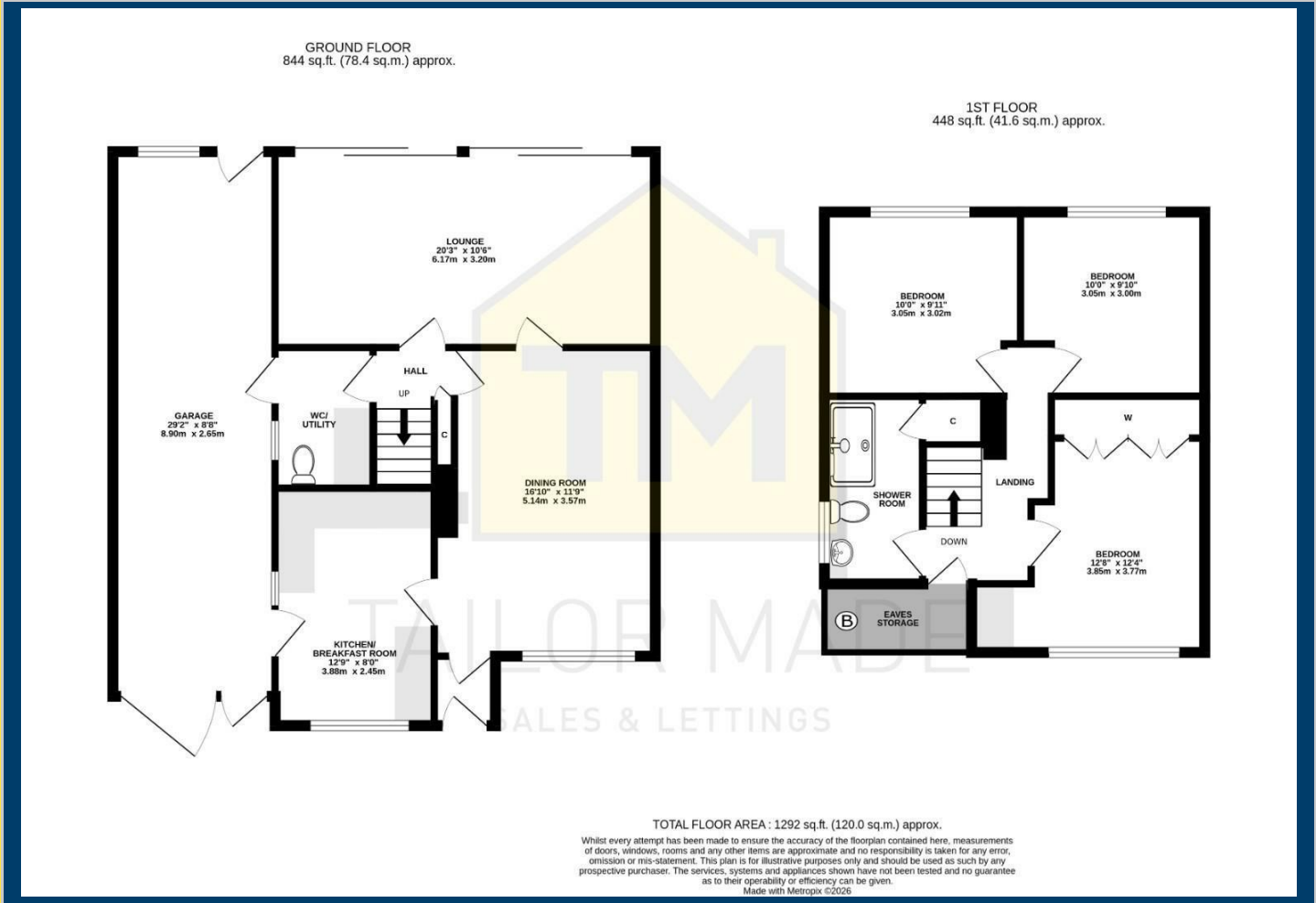
Hybrid Map



Terrain Map



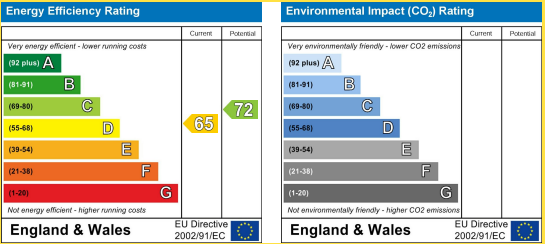
Floor Plan



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.