

Milford Close,  
West Point,  
Allesley Village,  
Coventry,  
CV5

219,950



- 2 bedroom link detached bungalow
- Gas central heating and double glazed
- Spacious lounge overlooking private rear gardens
- Kitchen through to side utility room
- 2 bedrooms one with built in wardrobes
- Direct access parking and lawned gardens
- No Chain

Ref: PRB12805

## General Description

\* Deceptively spacious two bedroom link detached bungalow \*Pleasant cul-de-sac setting \*Gas central heating \*uPVC double glazed windows with diamond leaded lights to the front \*Spacious lounge with living flame gas fire \*Kitchen \*Side utility room \*Two bedrooms, one with built in wardrobes \*Bathroom \*Direct access to car parking bay with carport converted into additional living accommodation \*Lawned gardens being particularly private to the rear \*NO CHAIN.

Nestled in a pleasant cul-de-sac setting on this small select modern development to the west side of the city, here is a well appointed two bedroom link detached bungalow. The property enjoys well laid out lawned gardens being particularly well stocked to the rear and is to be sold with NO CHAIN.

The property is well served within walking distance of local shops in Birmingham Road Allesley Village, schools and bus services to the city centre as well as being within a few minutes drive of the A45 to Coventry and Birmingham.

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## Accommodation

### Accommodation comprises

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upvc entrance door

To the

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Enclosed carport (15' 04" x 8' 09") or (4.67m x 2.67m)

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### Entrance Door

To the

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Entrance Hall (9' 09" x 3' 09") or (2.97m x 1.14m)

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View from front of property



Spacious Lounge (18' 07" x 12' 0") or (5.66m x 3.66m)

Three pane white aluminium sealed unit double glazed patio doors leading out to the rear garden.

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Fully tiled Kitchen (8' 0" x 7' 09") or (2.44m x 2.36m)

Wall mounted Baxi gas fired boiler.



Side utility room (12' 02" x 8' 10") or (3.71m x 2.69m)

uPVC double glazed door to the rear garden.

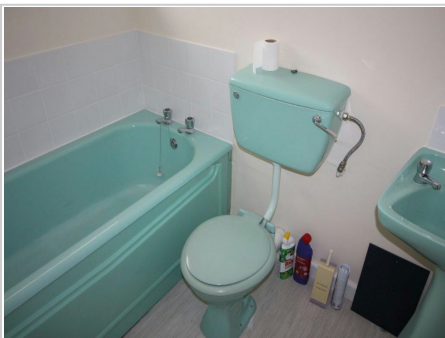


Bedroom 1 (12' 0" x 10' 0") or (3.66m x 3.05m)

Full length built in wardrobes.



Bedroom 2 (10' 0" x 8' 0") or (3.05m x 2.44m)



Bathroom (7' 04" x 5' 10") or (2.24m x 1.78m)



## Outside

Direct access with tarmacadam car parking bay, open plan lawned foregarden, private well stocked fully fenced rear garden laid to lawn with established heather and herbaceous borders, timber garden shed.

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## Location

From the city proceed out via Spon End into Allesley Old Road continuing to the far end, at the traffic island follow Birmingham Road through Allesley village, left into Gardenia Drive , left into Milford Close and the property can be found on the left hand side recognised by the for sale board.

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## Services

We believe all mains services are connected to the property.

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## Fixtures and Fittings

Only those items mentioned in these sales particulars are included in the sale.

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## Special Note

We have not tested the equipment, appliances and services in this property.

Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase.

The measurements are supplied for guidance.

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## Note

It should be noted that these particulars have not been verified by the vendor.

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## Money Laundering

We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the proceeds of crime act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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## Surveys

Our Survey Department offers a full range of Surveys and Valuation Reports including the RICS Homebuyers Survey and Valuation Report. Please telephone our Survey Department on 02476 256616 for a free quotation.

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# Disclaimer

Cartwright Hands for themselves and the vendors of the property, whose agents they are give notice that these particulars, although believed to be correct, do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property, are made without responsibility and are not to be relied upon as statements or representation of fact that they do not make or give any representation or warranty whatsoever in relation to this property. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. With regard to appliances and electrical installations, none of the items detailed have been tested and prospective purchasers should satisfy themselves with regard to their condition.

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## Services

EPC Rating:62

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band Not Specified

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## Ground Floor



*All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.*