



**TAILOR MADE**  
SALES & LETTINGS



## Colyere Close

Keresley End, Coventry, CV7 8LZ

Asking Price £220,000



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Tailor Made Sales and Lettings are delighted to introduce this excellent, extended family home located on a peaceful cul-de-sac, on the edge of countryside in the popular and affordable area of Keresley End. This property is offered to the market with no onward chain and has the huge benefit of off road parking and a superb size rear garden, with secure side access and two large, insulated and sound proofed outbuildings. One is current used as a home office / craft room and the other a large home gym with attached storage unit.

The ground floor has been largely extended to incorporate the main open plan family living / dining area, along with a separate utility / boot room, open plan fitted kitchen and ground floor family bathroom.

The first floor comprises three excellent sized bedrooms, comprising two good sized double bedrooms and an excellent sized single bedroom. There is a further WC and wash hand basin on the first floor and loft storage.

## Full Property Summary

### Kitchen

A range of wall and base units, laminate counter tops, stainless steel sink drainer, four ring electric hob, electric oven, extractor hood, dishwasher, island unit, recently installed wall mounted gas combination boiler, radiator, door to the inner hallway and double glazed window and door to the front elevation.

### Inner Hallway

Door to the bathroom, lounge, kitchen and stairs to the first floor.

### Dining Area

A large dining space / play area, open plan to the extended living area.

### Living Area

A superb open plan living area with door into the utility and bi-folding double glazed windows onto the garden

### Utility

Counter top with plumbing for washing machine and tumble dryer, composite door into the garden

### First Floor Landing

Doors to the WC and all three bedrooms.

### Bedroom One

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

### Bedroom Two

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

### Bedroom Three

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

### WC

WC, wash hand basin with vanity unit, double glazed window to the side elevation.

### 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.



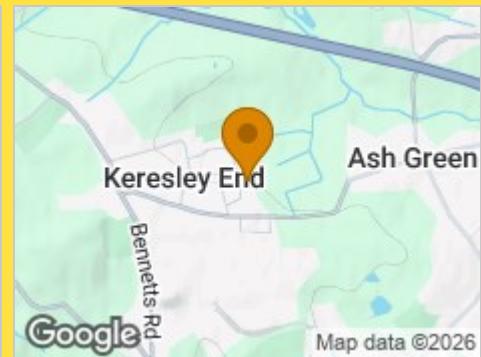
## Road Map



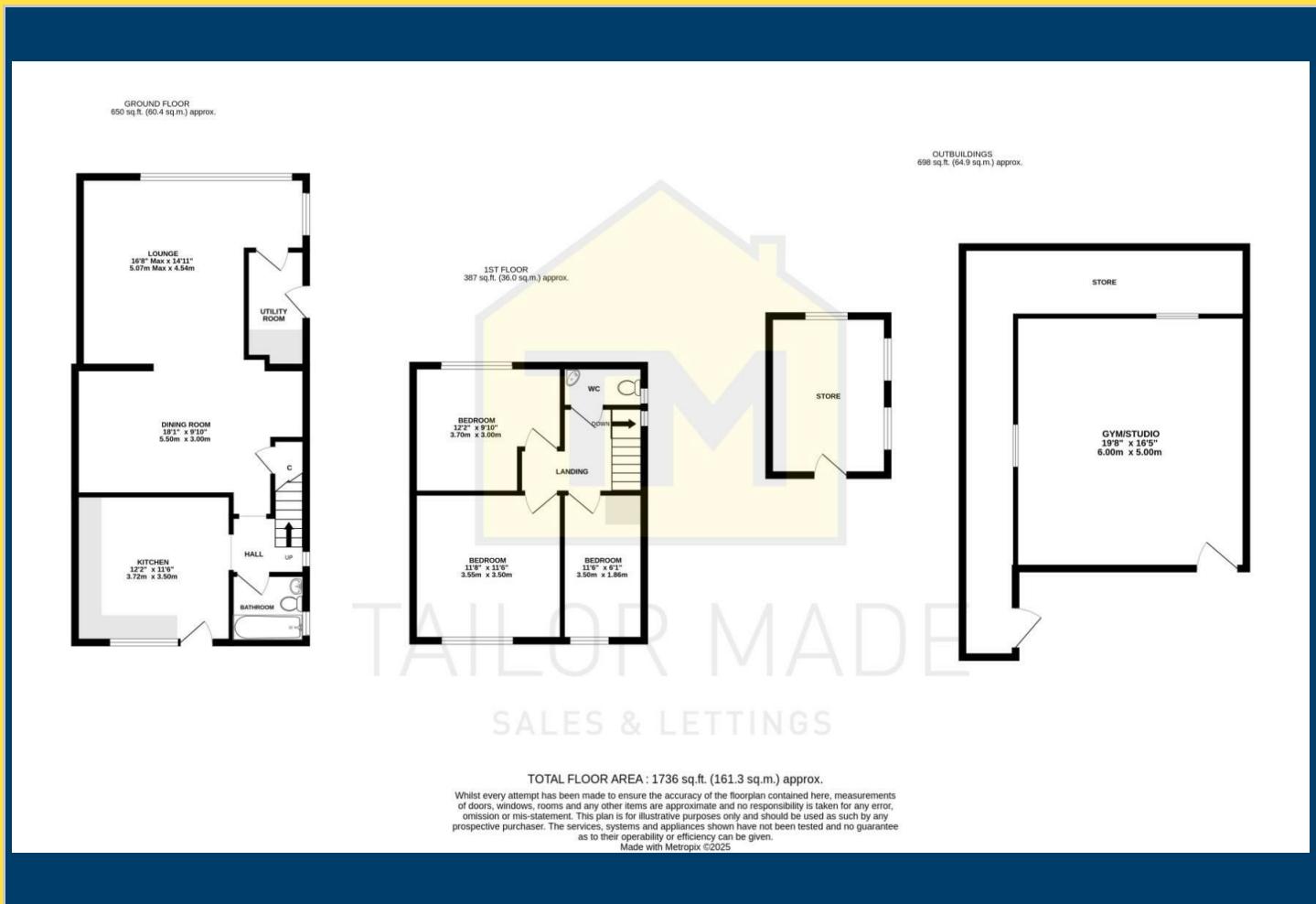
## Hybrid Map



## Terrain Map



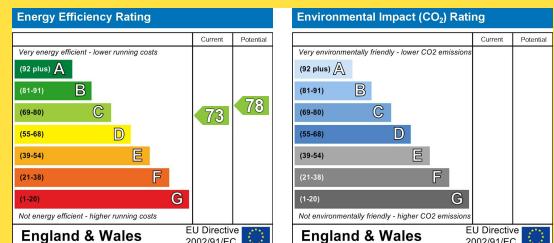
## Floor Plan



## 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.