



TAILOR MADE  
SALES & LETTINGS



## Jefferson Way

Bannerbrook Park, Coventry, CV4 9AN

Asking Price £425,000



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A real pleasure to bring to market this excellent, four bedroom, detached family home, occupying a lovely corner plot, a stone's throw from the park and large central green to the Bannerbrook Park development.

The property has been vastly improved by the current owners, with a gorgeous open plan kitchen / diner recently installed with a stylish and contemporary range of wall and base units, integrated appliances, high quality Quartz counter tops, breakfast bar and further units continuing into the utility area. A great family space to entertain, full of natural light with upgraded flooring and radiators.

The main family bathroom, en-suite to the master bedroom and the downstairs cloakroom have also under gone a transformation with new contemporary suites fitted. The property is superbly decorated throughout with new carpentry work carried out to the staircase, under stairs cupboard and new radiators throughout.

The ground floor comprises a large and welcoming front entrance hallway with doors off to a good sized lounge with patio doors onto the private wall enclosed garden, modern downstairs WC, stunning top spec open plan kitchen / diner and separate utility with side access to the garden.

The first floor has a generous sized landing with doors off to four excellent bedrooms, three good sized double bedrooms and a good sized single bedroom / home office. There is the huge benefit of a modern en-suite shower room to the master bedroom and an upgraded family bathroom.

There is off-road parking to the side elevation, single garage, equipped with power and eaves storage, walled private side garden which has gated access to the parking.

A superb offering for families looking to move straight into a modern detached property, with minimal work required and ideally located with an abundance of local amenities, good schooling, excellent public transport links including Tile Hill Rail Station with direct links to Birmingham New Street, International and London Euston. This home is also conveniently situated within close proximity to Warwick University and neighbouring Kenilworth and Balsall Common.

Full Property Summary

## Entrance Hallway

Doors off to the lounge, WC and kitchen / diner, under stairs storage and stairs to the first floor.

## Lounge

Double glazed window to the front elevation, central heating radiator and double glazed patio doors to the garden.

## Cloakroom

WC, wash hand basin with vanity unit, radiator and double glazed window.

## Kitchen / Diner

A comprehensive range of stylish and contemporary wall and base units, stunning Quartz counter tops and breakfast bar area, inset sink drainer, range cooker with five ring gas burner, built in extractor hood, integrated fridge freezer and dishwasher. There is a tiled floor in the kitchen area, LVT flooring in the dining area with built in window seating, ample dining area, dual aspect double glazed windows and a further double glazed window in the kitchen area.

## Utility

A continuation of the stylish and contemporary units, incorporating space for washing machine and tumble dryer, plus more valuable storage. There is a double glazed door to the side access.

## First Floor Landing

Doors off to all four bedrooms, airing cupboard and the family bathroom.

## Bedroom One

Double glazed window, built in wardrobes, central heating radiator and door into the en-suite shower room.

## En-Suite Shower Room

A stunning, recently upgraded en-suite, comprising a walk in shower enclosure, glass sliding door, wash hand basin with vanity unit, WC, radiator, stylish tiling and double glazed window.

## Bedroom Two

Double glazed window, built in wardrobes and central heating radiator.

## Bedroom Three

Dual aspect double glazed windows to the front and side elevation and central heating radiator

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### Bedroom Four

Currently used as a home office, with built in desk area, built in wardrobes, radiator and double glazed window.

### Bathroom

A recently upgraded bathroom comprising a white suite, including a bath with shower over, glass screen, WC, wash hand basin with vanity unit, 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



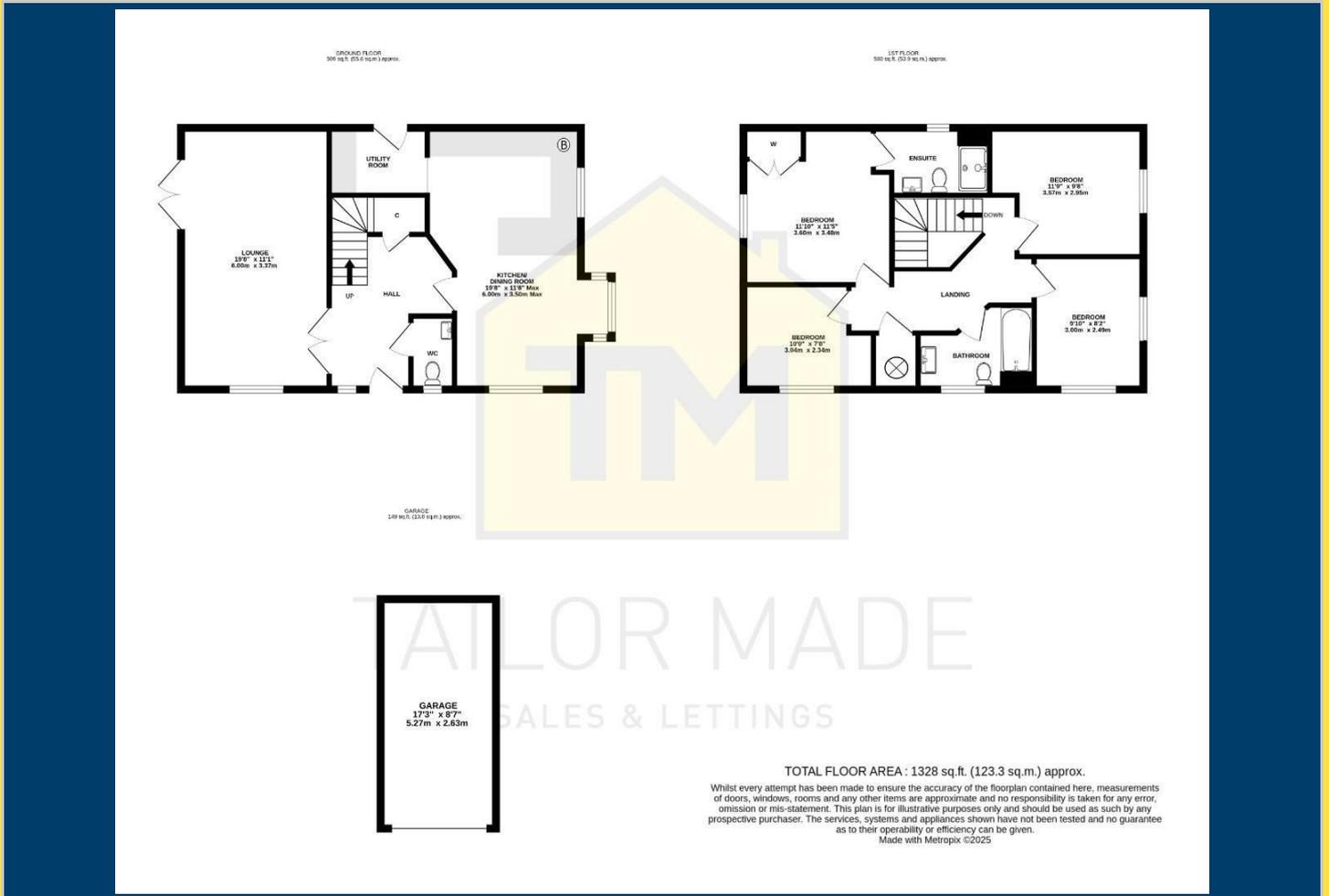
## Hybrid Map



## Terrain Map



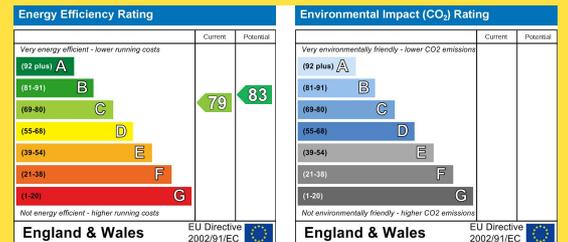
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.