



TAILOR MADE

SALES & LETTINGS



Keresley Green Road

Keresley, Coventry, CV6 2FG

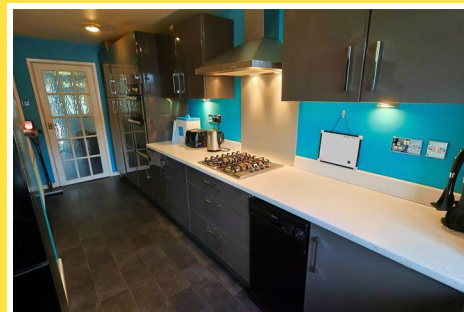
Asking Price £249,950



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Tailor Made Sales and Lettings are delighted to offer this excellent, double bay fronted three bedroom, extended family home located in a favourable position opposite Keresley Green, a popular residential area with excellent schooling, wide range of local amenities, Coundon Park and superb road links with easy access to motorway network.

The property has a lovely well kept rear garden, fence enclosed and fairly low maintenance, detached garage, gated rear access and driveway to the front with dropped kerb, providing off road parking for two to three vehicles.

The ground has been extended full width to accommodate a modern L-shaped kitchen / diner, large lounge / diner which could be separated again and entrance hallway.

The first floor offers a modern family bathroom with bath, shower over, wash hand basin, WC, radiator and double glazed window to the rear. There are two spacious double bedrooms, the master bedroom with fitted wardrobes and lovely views over the green, completed with a good sized single bedroom or home office, also with lovely views over the green.

The property is offered for sale with no onward chain and an internal inspection is highly recommended.

Full Property Summary

Entrance Hallway

Doors to the lounge / diner and extended kitchen / diner. Stairs to the first floor landing.

Lounge / Diner

Double glazed bay window to the front elevation, gas fire with modern surround, archway into the dining

room which has an additional central heating radiator and patio doors into the extended kitchen / diner. Scope to also separate these rooms or further knock through into the kitchen.

Extended L-Shaped Kitchen / Diner

The kitchen comprises a range of modern grey gloss wall and base units, laminate counter tops, sink drainer, four ring electric hob, electric oven, extractor hood, space for white goods, spacious dining / living area, double glazed windows and double glazed patio doors onto the garden.

First Floor Landing

Doors off to all three bedrooms and the family bathroom.

Bedroom One

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

Bathroom

A modern bathroom comprising a white suite, including a bath with shower over, glass screen, WC, 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

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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



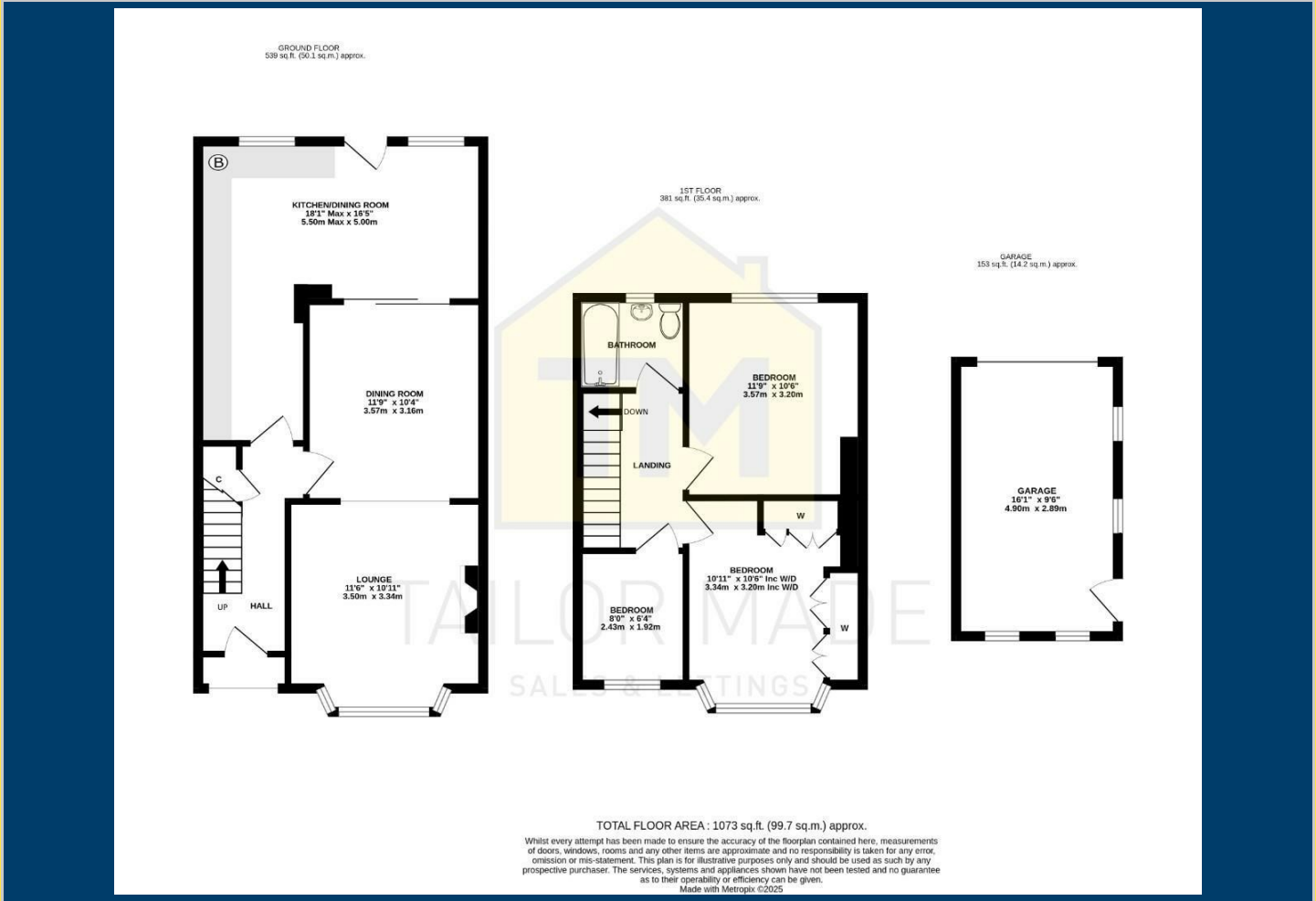
Hybrid Map



Terrain Map



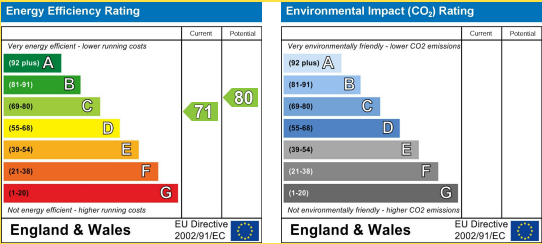
Floor Plan



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.