



TAILOR MADE  
SALES & LETTINGS



## High Street

Keresley, Coventry, CV6 2EN

£1,350 Per Month



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Tailor Made Sales and Lettings are delighted to bring to market this superbly presented, extended three bedroom, semi detached family home in the popular area of Keresley. The property is well situated for good primary and secondary schooling, wide range of local amenities and large local park.

The property is available immediately on a part-furnished basis, and benefits from a large front driveway, providing ample off road parking, low maintenance rear garden with detached garden room / bar.

The ground floor comprises an entrance hallway, front dining room, extended rear lounge / diner, extended fully fitted modern kitchen with Quartz counter tops, home office, downstairs WC and utility area.

The first floor comprises two spacious double bedrooms and a good sized single bedroom. There is a lovely modern bathroom, comprises a p-shaped bath with shower over, WC, wash hand basin, radiator and double glazed window.

## Full Property Summary

### Dining Room

Dining table and six chairs, double glazed window, radiator and display cabinet.

### Extended Lounge / Diner

Three seater and two seater sofas, radiator and double glazed patio doors to the garden.

### Extended Kitchen

A range of modern wall and base units, Quartz

counter tops, large Belfast sink drainer, Rangecooker and hob, American Style fridge freezer, double glazed windows to the side and rear elevations.

### Downstairs WC

WC, wash hand basin with vanity unit, radiator.

### Utility Area

### Home Office

Double glazed window and door to the front elevation.

### First Floor Landing

Doors to all three bedrooms and the bathroom

### Bedroom One

Double glazed window to the front elevation, radiator, two sets of wardrobes, drawer unit, ottoman bed with drawers and mattress.

### Bedroom Two

Double glazed window to the rear and central heating radiator.

### Bedroom Three

Double glazed window to the front and central heating radiator.

### Bathroom

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

### Agents Disclaimer - Let

While we endeavour to make our lettings particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any

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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 that the furniture, fixtures & appliances included within the marketing photos may not be a true representation of that which will be included in any potential let. Details of the furniture, fixtures & appliances to be included are usually detailed within the property description.

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.



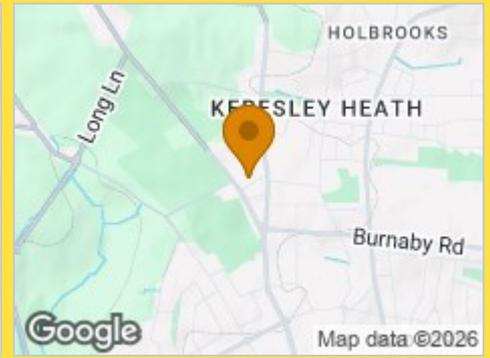
## Road Map



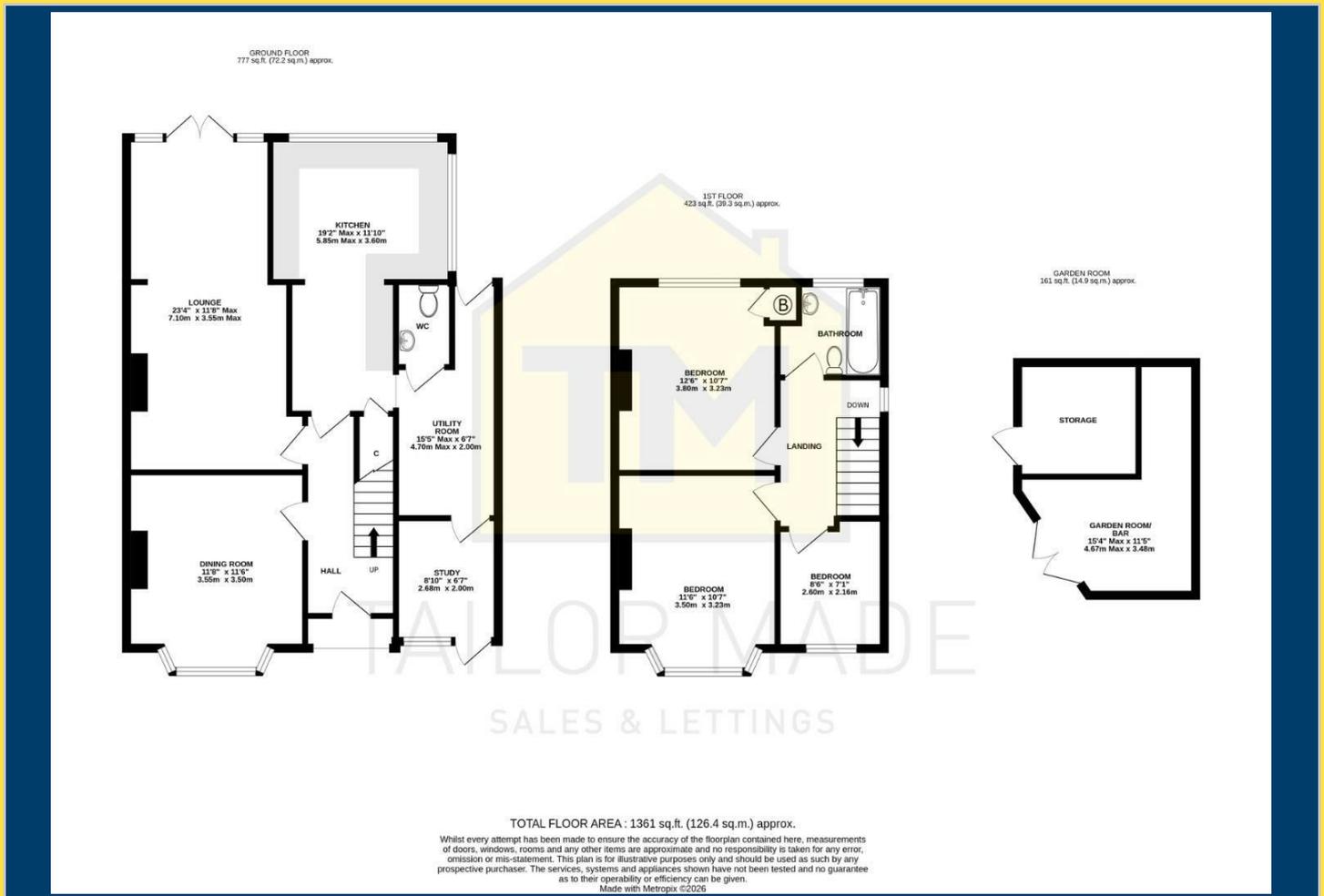
## Hybrid Map



## Terrain Map



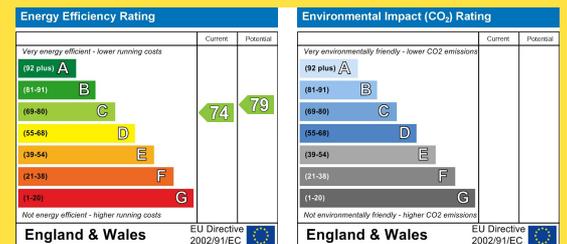
## Floor Plan



## 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.