



TAILOR MADE  
SALES & LETTINGS



## Jefferson Way

Bannerbrook Park, Coventry, CV4 9AN

Asking Price £285,000



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Tailor Made Sales and Lettings are delighted to present this Lovely modern Three bedroom home in popular Bannerbrook Park. The property has been well maintained and benefits from being in a great location for both local amenities, good primary/secondary schools, nearby park and great transport links, including Tile Hill Rail Station with direct links to Birmingham, Airport and London Euston. There is a garage en-bloc plus valuable parking for two vehicles in front

The ground floor has a welcoming spacious entrance hallway, Guest cloakroom, Lounge with patio doors out to the rear garden and lovely bright modern kitchen diner, great for entertaining and young families, benefiting from dual aspect windows.

On the first floor you have Master bedroom with built in wardrobes and Ensuite shower room, Family bathroom and two further good sized double bedrooms.

## Full Property Summary

### Entrance Hallway

Spacious entrance hallway with doors to Lounge, kitchen diner, guest cloak room and understairs storage.

### Lounge

Double glazed window to the front and patio door to the rear garden creating a light airy feel. Central heating radiator, double doors to out of the entrance hallway.

### Kitchen / Diner

Modern fitted kitchen with floor and wall mounted units, built in Oven, hood and extractor. Space for Washing machine, dishwasher and fridge freezer.

Dining area window to front elevation and a great entertaining space for guests and young families. Additional double glazed window to the rear overlooking the garden.

### Downstairs WC

WC, wash hand basin with splash back tiling, radiator and double glazed window.

### First Floor Landing

Doors off to all three bedrooms and the family bathroom.

### Bedroom One

Dual aspect double glazed windows, built in wardrobes and dressing table, and door into the ensuite shower room.

### En-Suite Shower Room

A lovely modern, tiled shower room, with walk in shower enclosure, power shower, wash hand basin with vanity unit, WC, LED mirror and double glazed window.

### Bedroom Two

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

### Bedroom Three

Double glazed window and central eating radiator.

### Bathroom

A modern, tiled bathroom, comprising a white suite including a bath with power shower, glass screen, towel radiator, double glazed window and tiled floor.

### How to Make an Offer

We will require the following information before we can advise our clients to accept or reject your offer:

Tel: 024 76939550

- 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



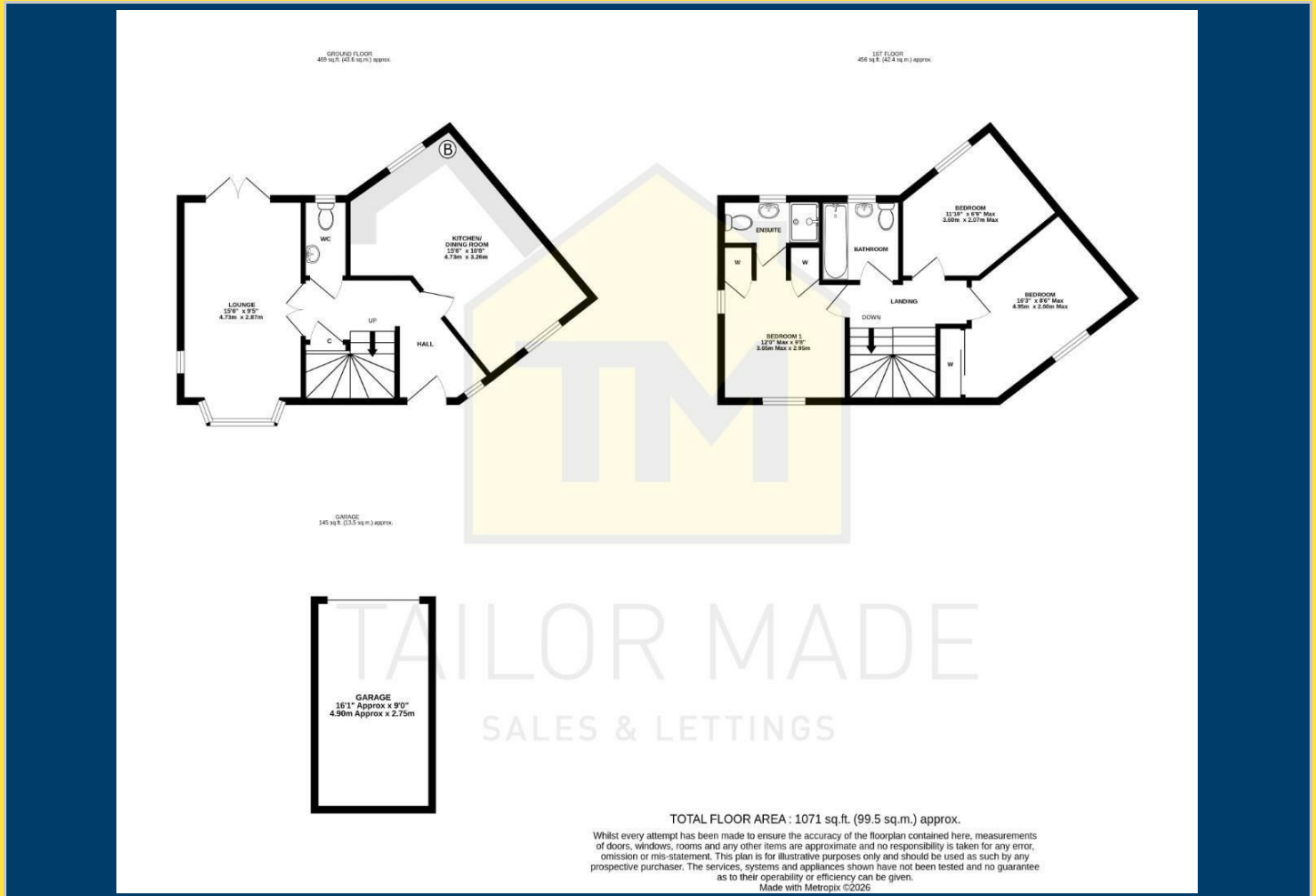
## Hybrid Map



## Terrain Map



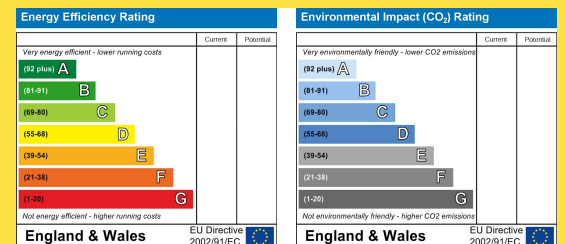
## Floor Plan



## 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.