



TAILOR MADE

SALES & LETTINGS



Keresley Road

, Coventry, CV6 2JJ

Asking Price £340,000



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# Keresley Road

, Coventry, CV6 2JJ

## Asking Price £340,000



A real pleasure to bring to market this exceptional, largely extended family home, presented to a superb standard throughout; high specification and a real eye for detail. The property offers plenty of kerb appeal, set back from the road with attractive double bay, new rendering, front porch and new roof. There is ample off-road parking to the front, along with secure gated rear access to a detached garage.

This beautiful family home is superbly presented and largely extended with gorgeous open plan kitchen / dining / living area, modern units, appliances, large central island, ample dining and living space, log burner and huge roof lantern, bringing in plenty of natural light. There is an integrated fridge freezer, double eye-level ovens, five ring gas hob extractor hood and dishwasher. There is separate utility cupboard housing the washing machine, double glazed window and patio doors onto the garden.

There is a cosy front lounge, tiled floor, with underfloor heating and attractive bay window. Stairs provide access to the first floor and there is under stairs storage.

The first floor has been extended to the rear to offer a largely extended family bathroom, now a stunning suite, comprising a separate shower cubicle, large bath tub, his and hers sink, WC, beautiful tiling and double glazed window. There are two spacious double bedrooms and a good sized single bedroom / home office with stairs to the second floor.

The top floor offers a stunning master suite with large bedroom, built in storage and TV area. There is a double glazed window to the rear and door into the beautiful en-suite shower room. The en-suite shower room is beautifully tiled, with large walk-in shower tray, waterfall shower, wash hand basin with vanity unit, WC, chrome heated towel rail and double glazed window.

The rear garden has been superbly landscaped with large flag stoned patio area, raised flower beds, contemporary slatted fence panels, stunning timber pergola, two separate astro turf lawn areas, detached garage and gated rear vehicular access. There is also secure gated access to the front driveway, via the side passageway.

### Entrance Porch

Composite door into the entrance hallway.

### Entrance Hallway

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

### Lounge

Double glazed bay window to the front elevation, tiled floor with under floor heating.

### Open Plan Extended Kitchen / Dining / Living

The kitchen area comprises a range of shaker style modern wall and base units, laminate counter tops, full height tiled splash backs, large central island unit, breakfast bar, suitable for four bar stools. Integrated appliances include a composite sink drainer, five ring gas hob, extractor hood, two eye-level ovens, fridge freezer and dishwasher. There is ample storage, attractive high-spec acoustic panelling, stunning roof lantern, ample dining space, cosy lounge area with log burning stove, double glazed window and patio doors to the garden.

### Utility

Space and plumbing for a washing machine and tumble dryer.

### First Floor Landing

Doors off to the extended family bathroom, three bedrooms and stairs to the second floor and master suite.

### Bedroom Two

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

### Bedroom Three

Double glazed window to the rear elevation, wall paneling, built in storage and central heating radiator.

### Bedroom Four

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

### Extended Family Bathroom

A stunning, fully tiled, contemporary bathroom suite, comprising a walk in shower enclosure, his and hers sinks, large vanity unit, heated towel rail, WC and large bath tub. Double glazed window to the rear elevation.

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### Second Floor Landing

Door into the master suite.

### Master Bedroom

A full, dormer loft conversion with double glazed window to the rear elevation, central heating radiator, built in storage and door into the en-suite shower room.

### En-Suite

A modern and contemporary, fully tiled shower room with large walk in shower enclosure, waterfall shower, wash hand basin with vanity unit, WC, heated towel rail 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.

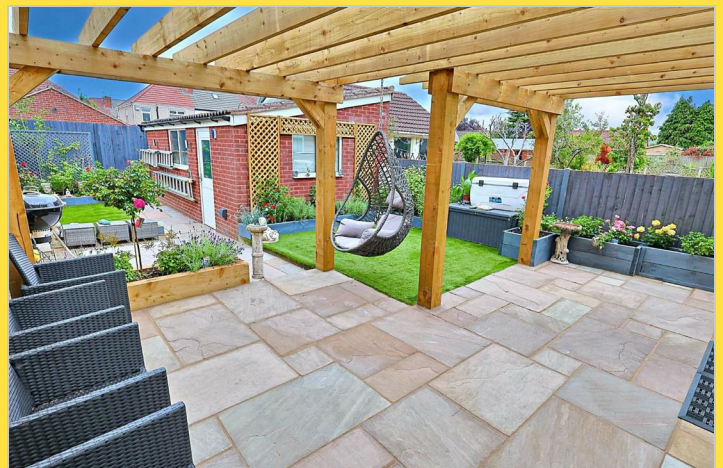
The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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.





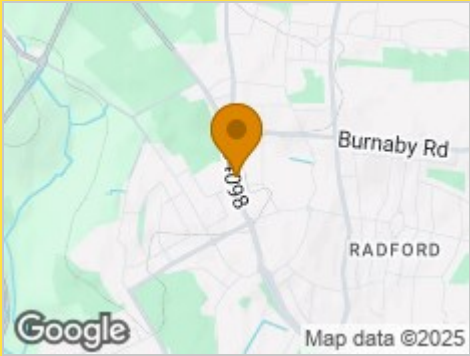
Road Map



Hybrid Map



Terrain Map



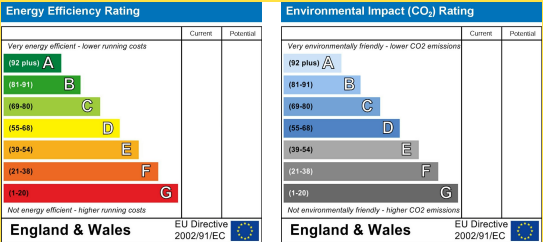
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.