



TAILOR MADE  
SALES & LETTINGS



## Jefferson Way

Bannerbrook Park, Coventry, CV4 9AN

Asking Price £269,995



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## Property Summary

Tailor Made Sales and Lettings are delighted to bring to market this modern build Semi Detached home, situated within the popular Bannerbrook Park Estate ; an area well served with local amenities including a Convenience Store, Restaurant, Pub, Pet Shop and Pharmacy.

This three bedroom family home is presented to market with no onward chain, an ideal first home or upsizing opportunity. It is modern throughout, with potential to improve and make your own.

The property briefly comprises ; Downstairs WC, spacious Living Room with ample storage, and modern Kitchen Diner to the rear. To the first floor, you find three good sized bedrooms, one with an Ensuite including shower cubicle, and a separate Family Bathroom. There is a low maintenance, private rear garden with a side gate for access and leading to a Garage .

## Entrance Hallway

Modern entrance door, downstairs WC and door to Living Room.

## Downstairs WC

WC, and sink unit with mixer tap. Gas central heating.

## Living Room

Spacious living room, doors to large storage cupboard. Double glazing to front elevation, gas central heating. Door to Kitchen Diner and stairs to first floor landing.

## Kitchen Diner

Range of wall and base white matt units, with silver handles. Built in fridge freezer and dishwasher, space

for washing machine. Electric oven, gas hob and extractor hood. Dining area with patio doors leading to rear garden.

## Rear Garden

Patio area, and turfed private garden. Side access via wooden gate, fence enclosed.

## First Floor Landing

Doors to bedrooms and family bathroom.

## Bedroom One

Two storage cupboards, ideal to use as wardrobe space. Door to ensuite. Double glazing to front elevation and gas central heating.

## Ensuite

Shower cubicle with electric shower, sink and WC. Frosted double glazing to front elevation.

## Bedroom Two

Double glazing to rear elevation, gas central heating.

## Bedroom Three

Double glazing to rear elevation and gas central heating.

## Family Bathroom

WC, bath with electric shower over and shower screen. Sink with hot and cold taps, white tiled.

## ABOUT US

Tailor Made Sales & Lettings is a family run business established in 2016. The company is built on strong core values: a belief that an honest, reliable and efficient approach is essential in building trust and credibility. Tom Glancy, Director of Tailor Made Sales & Lettings, has 17 years Estate Agency experience and is a member of the NAEA, Property Ombudsman

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and Safe Agent giving all our clients and customers the guarantee that they are in safe hands.

The business will not only offer all aspects of Estate Agency (including Sales, Lettings and Property Management) but will also provide invaluable advice and recommendations for Solicitors, Financial Advisors and Surveyors to support you and your family throughout the entire moving process. Tailor Made Sales & Lettings takes an innovative approach to the industry, offering a flexible and transparent fee structure. This gives you the opportunity to create the best package for your individual requirements.

The internet has transformed the way we search, sell and let properties. Present high street estate agents act as intermediaries, leading to colossal fees and commissions: you have every right to question whether this added cost is acceptable. We believe Tailor Made Sales & Lettings are different. Our unique approach will save you money, provide peace of mind and, most importantly, ease the stress of any move or letting.

If you would like to know more about the services we provide and you have a property to sell then you can visit the packages section of our website on [www.tmonline.co.uk/packages/](http://www.tmonline.co.uk/packages/)

### 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.



Road Map



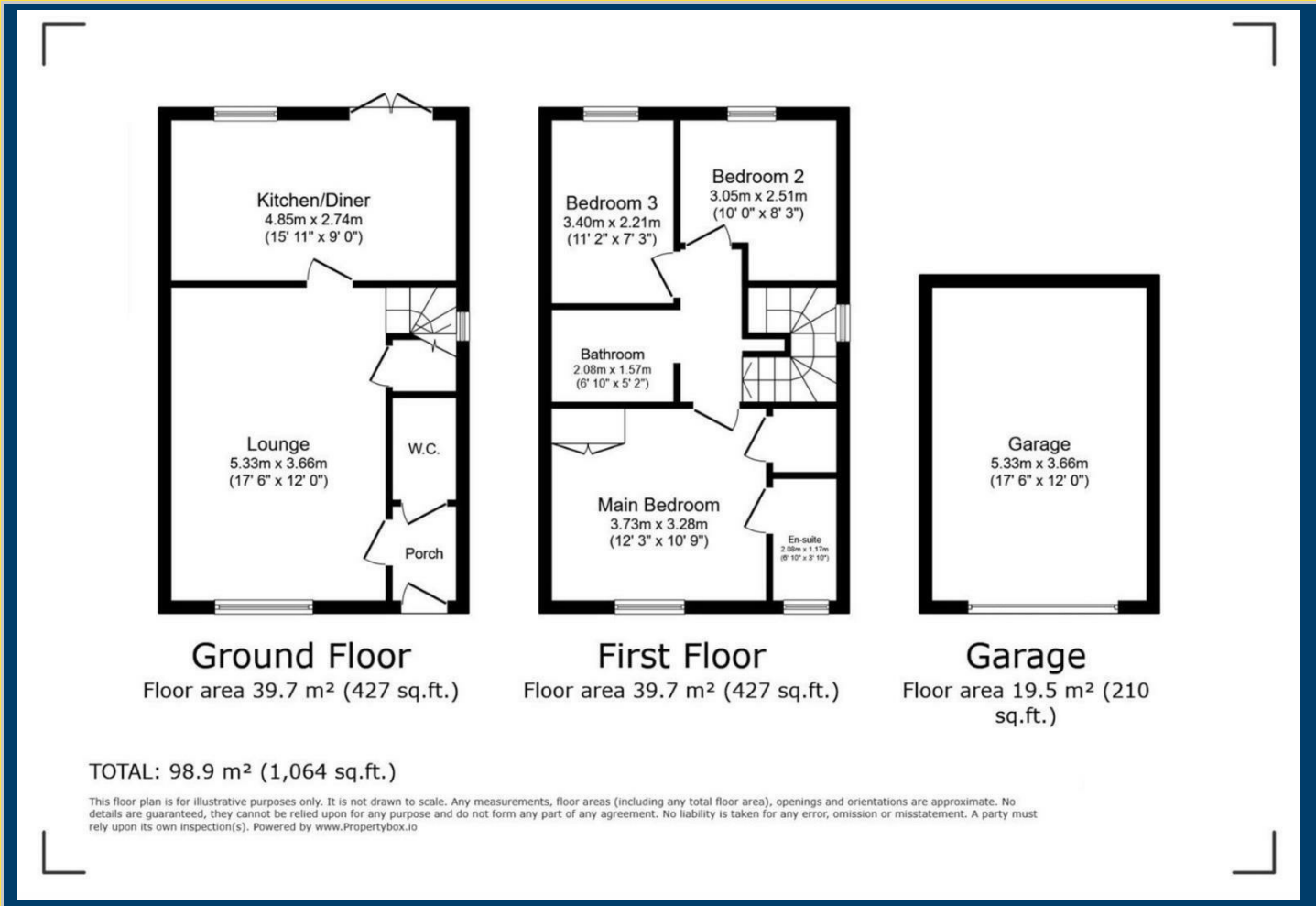
Hybrid Map



Terrain Map



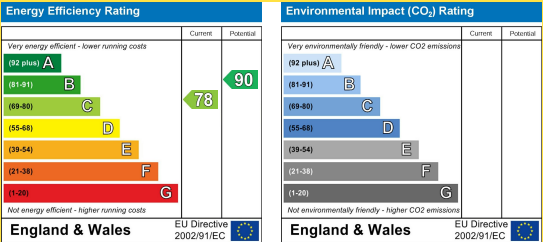
Floor Plan



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.