



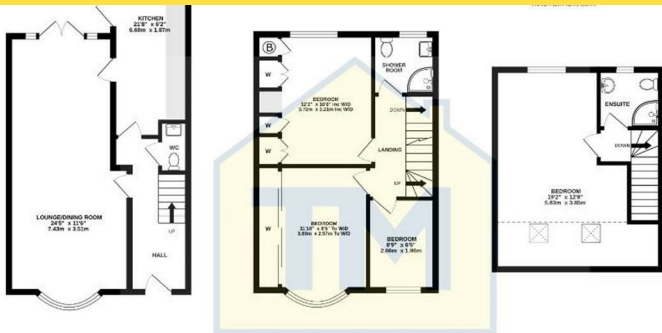
TAILOR MADE
SALES & LETTINGS



Keresley Road

, Coventry, CV6 2JJ

Asking Price £300,000



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Tailor Made Sales and Lettings are delighted to introduce the lovely four bedroom, two bathroom family home on popular Keresley Road. Benefiting from both front driveway and garage to the rear. The property is double bay fronted with Four good sized bedrooms and two bathrooms.

On the ground floor you have entrance hallway, downstairs WC, through lounge diner with patio doors out onto the covered patio and extended kitchen.

On the first floor you two double bedrooms, one single, family shower room and stair to master bedroom.

On the second floor you have a spacious master bedroom and ensuite shower room.

Located on popular Keresley Road you are near to local amenities and good transport links to both city centre and further afield. The property is also near to popular primary and secondary schools making it a great choice for families.

Entrance Hallway

Good sized entrance hallway leading to Lounge, kitchen, downstairs WC and stairs leading to first floor.

Lounge/diner

Befitting from double glazed bay window to the front and patio door leading out to the rear garden. Central heating radiator.

Kitchen

Range of matching wall and floor mounted modern white gloss units. Tiled splash-back, Stainless steel sink, Gas hob and extractor, fitted oven and microwave, dishwasher and washing machine space

for American style fridge freezer. Central heating radiator, Door and windows out onto the rear garden.

Dowstairs WC

Master Bedroom

Large double bedroom with central heating radiator, double glazed velux windows to front elevation and dormer to rear. Benefitting from Ensuite shower room.

Ensuite Shower Room

Fully tiled with white suite consisting of WC, Vanity with sink and shower cubicle.

Family Shower Room

Fully tiled, with white suite consisting of WC, vanity with sink and shower cubicle.

Bedroom Two

Double bedroom with double glazed bay window to front elevation, built in wardrobes and central heating radiator.

Bedroom three

Double bedroom with double glazed window to rear elevation, fitted wardrobe and central heating radiator.

Bedroom Four

Single bedroom with double glazed window to front elevation and central heating radiator.

Garden

Rear garden with covered patio area and lawn. Garage with rear vehicular access.

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.



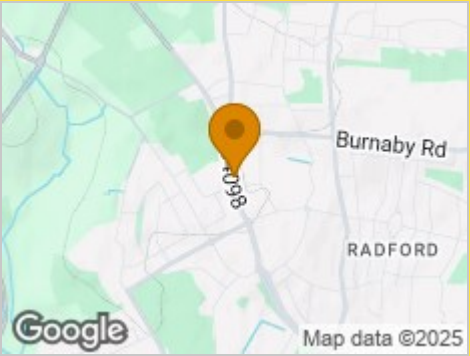
Road Map



Hybrid Map



Terrain Map



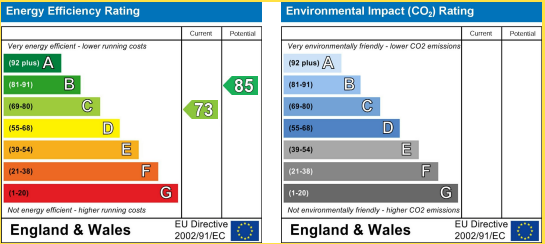
Floor Plan



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.