



TAILOR MADE

SALES & LETTINGS



Bennetts Road North

Keresley End, Coventry, CV7 8LA

Offers Over £190,000



ANOTHER PROPERTY SOLD BY  
TAILOR MADE

SALES & LETTINGS





# Bennetts Road North

Keresley End, Coventry, CV7 8LA

Offers Over £190,000



## Full description

Tailor Made Sales and Lettings are delighted to offer this sensibly priced and good sized three bedroom semi detached family home for sale in the popular area of Keresley End, on the edge of Coventry. This spacious three bedroom home is ideal for first time buyer and young families and is offered for sale with NO ONWARD CHAIN.

The property is located a short distance from Prologis Park, Ricoh Arena Shopping Park with wide selection of retail store and restaurants, beautiful countryside and excellent road links including easy access to the A444, M6 and M69 motorways.

The ground floor accommodation comprises an entrance hallway, spacious lounge / diner, modern kitchen and modern ground floor bathroom. The first floor offers two good sized double bedrooms, a good sized single bedroom and a WC.

## Property Summary

### Entrance Hallway

Doors off to the lounge / diner, kitchen and bathroom, stairs to the first floor.

### Lounge / Diner

Double glazed window to the front elevation, double glazed patio doors to the garden, gas fire with modern surround and storage cupboard, hidden behind the book case.

### Kitchen

A selection of wall and base units, laminate counter tops, composite sink drainer, built in oven and electric hob, extractor fan above, space for washing

machine and fridge freezer, double glazed window to the rear.

### Bathroom

A fully tiled bathroom, comprising a white suite including a bath with shower over, WC and wash hand basin. Double glazed window.

### First Floor Landing

Doors off to all three bedrooms and the WC.

### Bedroom One

Dual aspect double glazed windows and central heating radiator.

### Bedroom Two

Double glazed window and central heating radiator.

### Bedroom Three

Double glazed window, built in storage and central heating radiator.

### WC

WC and double glazed window.

### Garden

A really good sized, fence enclosed garden, mainly laid to lawn with access to a brick built in garage, probably in need now of full repair or demolish for hard-standing area.

### 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



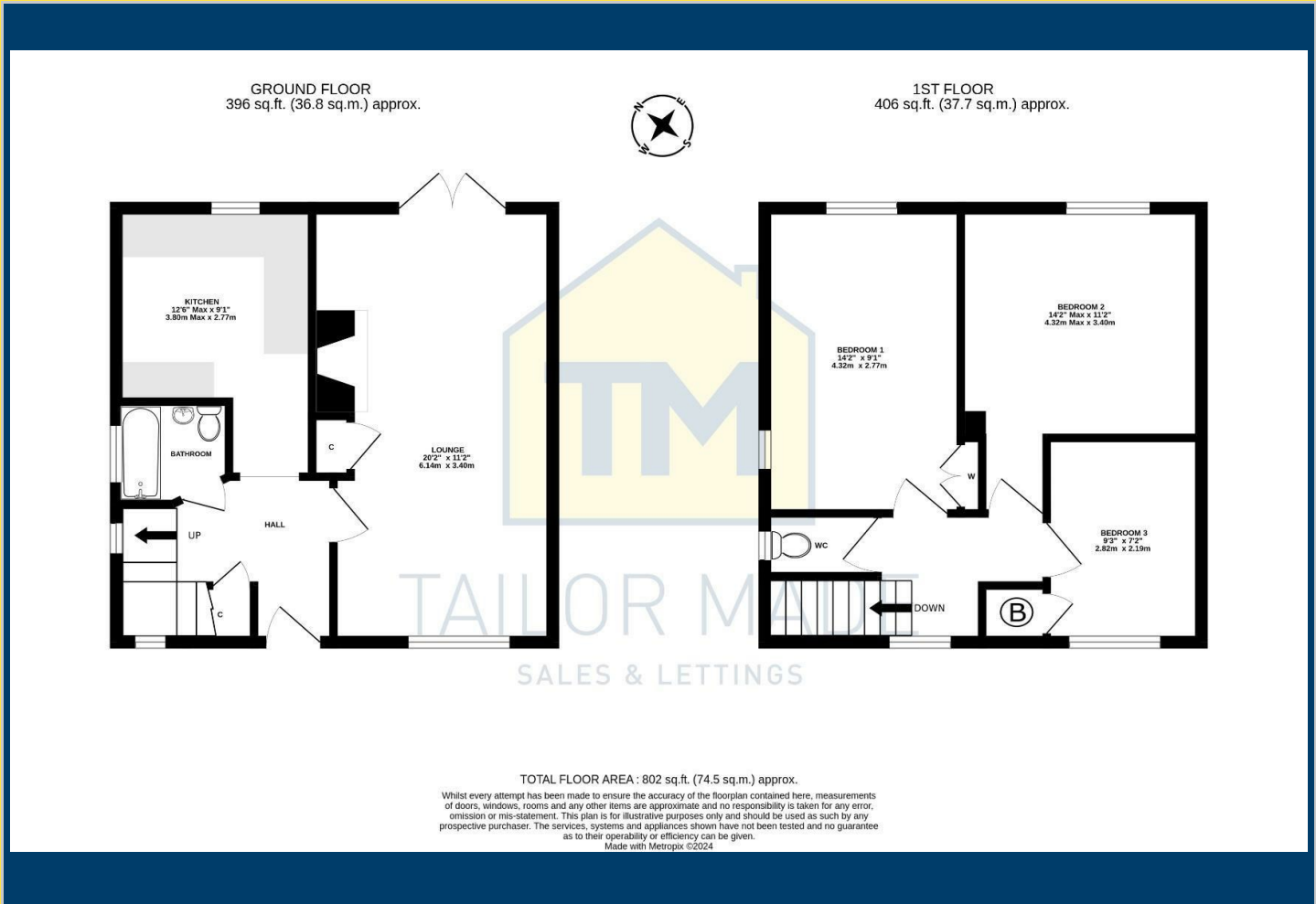
Hybrid Map



Terrain Map



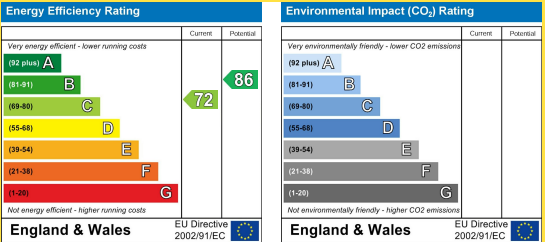
Floor Plan



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.