



TAILOR MADE  
SALES & LETTINGS



## Jefferson Way

Bannerbrook Park, Coventry, CV4 9AN

Price £270,000



ANOTHER PROPERTY SOLD BY  
TAILOR MADE  
SALES & LETTINGS



# Jefferson Way

Bannerbrook Park, Coventry, CV4 9AN

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## Property Overview

Tailor Made Sales & Lettings are pleased to bring to market this well presented three bedroom semi detached property in the ever popular Bannerbrook Park Estate. Located on the Western side of the city, this property occupies a corner plot, with excellent local amenities & favourable school catchment.

To the ground floor there is an entrance hallway, kitchen/diner, separate lounge & guest W/C.

On the first floor we find three bedrooms, two of which are doubles, with the master bedroom also boasting an ensuite shower room. The family bathroom is also located off of the landing.

## Front of Property

Semi Detached Property occupying a corner plot, attached garage, driveway & entrance doorway.

## Entrance Hallway

Entrance Hallway with access to all principle ground floor rooms, stairway to first floor & storage cupboard.

## Kitchen/Diner

Kitchen/Diner with window to front aspect, a shaker style wall & floor units, built in oven, hob & sink.

## Lounge

Separate Lounge with window to two aspects and patio doors to the rear garden.

## Guest W/C

Guest W/C with toilet & hand basin.

## Stairway

Stairway leading to first floor landing.

## Landing

Landing to first floor with doors to all principle first floor rooms.

## Master Bedroom

Master Bedroom with built in wardrobes, windows to two aspects & ensuite shower room.

## Ensuite

Ensuite Shower Room with Shower Cubicle, Hand Basin & W/C.

## Bedroom Two

Double Bedroom to the front aspect of the property.

## Bedroom Three/Study

Single Bedroom currently being utilised as a home office, built in desk & storage.

## Family Bathroom

Family Bathroom with bath with shower over, sink & w/c.

## Garage

Garage with garage door to the front & side access afforded via rear garden.

## Driveway

Driveway in front of garage.

## Rear Garden

Low maintenance Rear Garden with paved patio.

## 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 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.

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.

#### How to Make an Offer

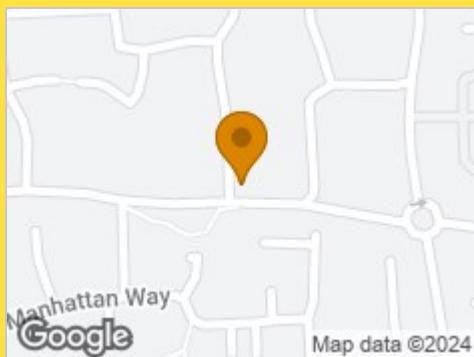
We will require the following information before we can advise our clients to accept or reject your offer:

- 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.



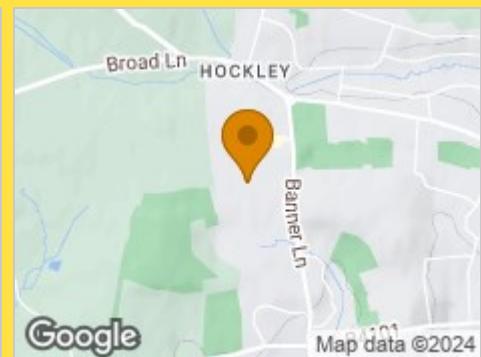
## Road Map



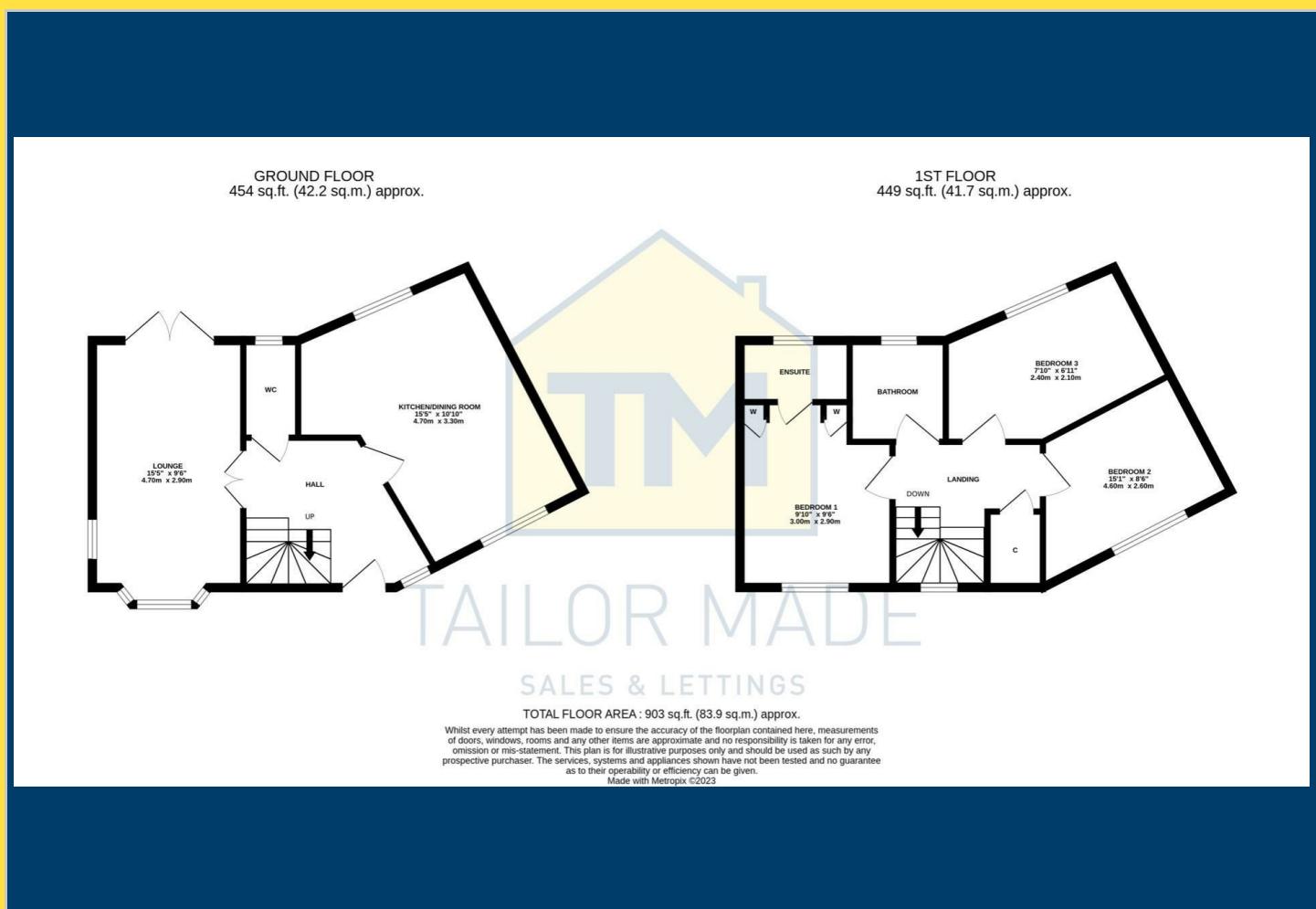
## Hybrid Map



## Terrain Map



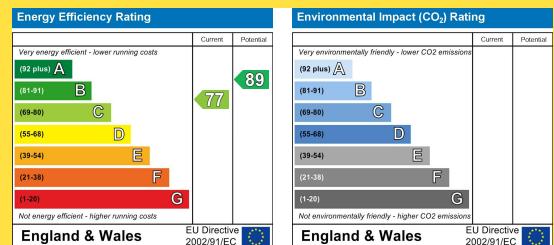
## Floor Plan



## 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.