



TAILOR MADE

SALES & LETTINGS



Kempley Avenue

Copsewood, Coventry, CV2 5LN

Offers Over £260,000



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A pleasure to bring to market this stunning double stone bayed three bedroom semi, located in a quiet street in the popular Copewood area, off the Binley Road. The property has bags of kerb appeal and is located a short distance from a great selection of local amenities, excellent primary and secondary schooling and not a huge distance from Binley Business Park, University Hospital and excellent road links in and out of the city.

The current owner has completed renovated the property from top to bottom with beautiful decor throughout, new carpets and flooring, brand new combination boiler, newly installed kitchen with integrated appliances. This is an ideal family home, ready to move straight into and enjoy from day one, but still affords future potential with scope to extend full width to the rear if you desired a larger open plan kitchen / diner or additional reception room.

There is a mature, good sized garden to the rear, along with a timber garage/shed and rear gated, secure vehicular access.

Summary

Entrance Hallway

Doors off to the lounge and kitchen. Stairs to the first floor and central heating radiator.

Lounge

Double glazed window to the front elevation, central heating radiator, new fire surround and electric fire. Opening into the dining room.

Dining Room

Double glazed sliding patio doors into the conservatory, central heating radiator.

Kitchen

A newly installed, modern kitchen with a selection of wall and base units, sink drainer, integrated appliances including under counter fridge and frizzer, electric oven and induction hob. Double glazed window and door into the conservatory.

Conservatory / Lean To

Double glazed sliding patio doors into the dining room, glazed window and door into the garden. This area is ideal for a the erection of a rear single storey extension, should you want to make the kitchen larger or incorporate a cloakroom and utility.

First Floor Landing

Doors to all three bedrooms and the bathroom.

Bedroom One

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

Bedroom Two

Double glazed window to the rear elevation, fitted wardrobes, one housing a brand new combination boiler.

Bedroom Three

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

Bathroom

A modern tiled bathroom with white suite, comprising a bath with mixer tap shower above, wash hand basin, WC, radiator 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.



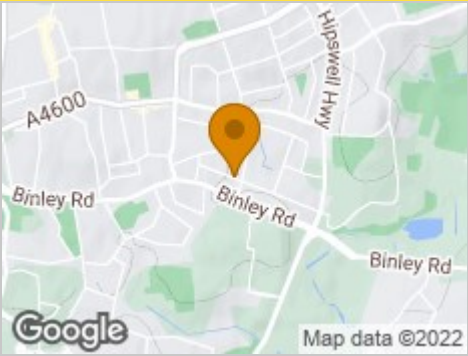
Road Map



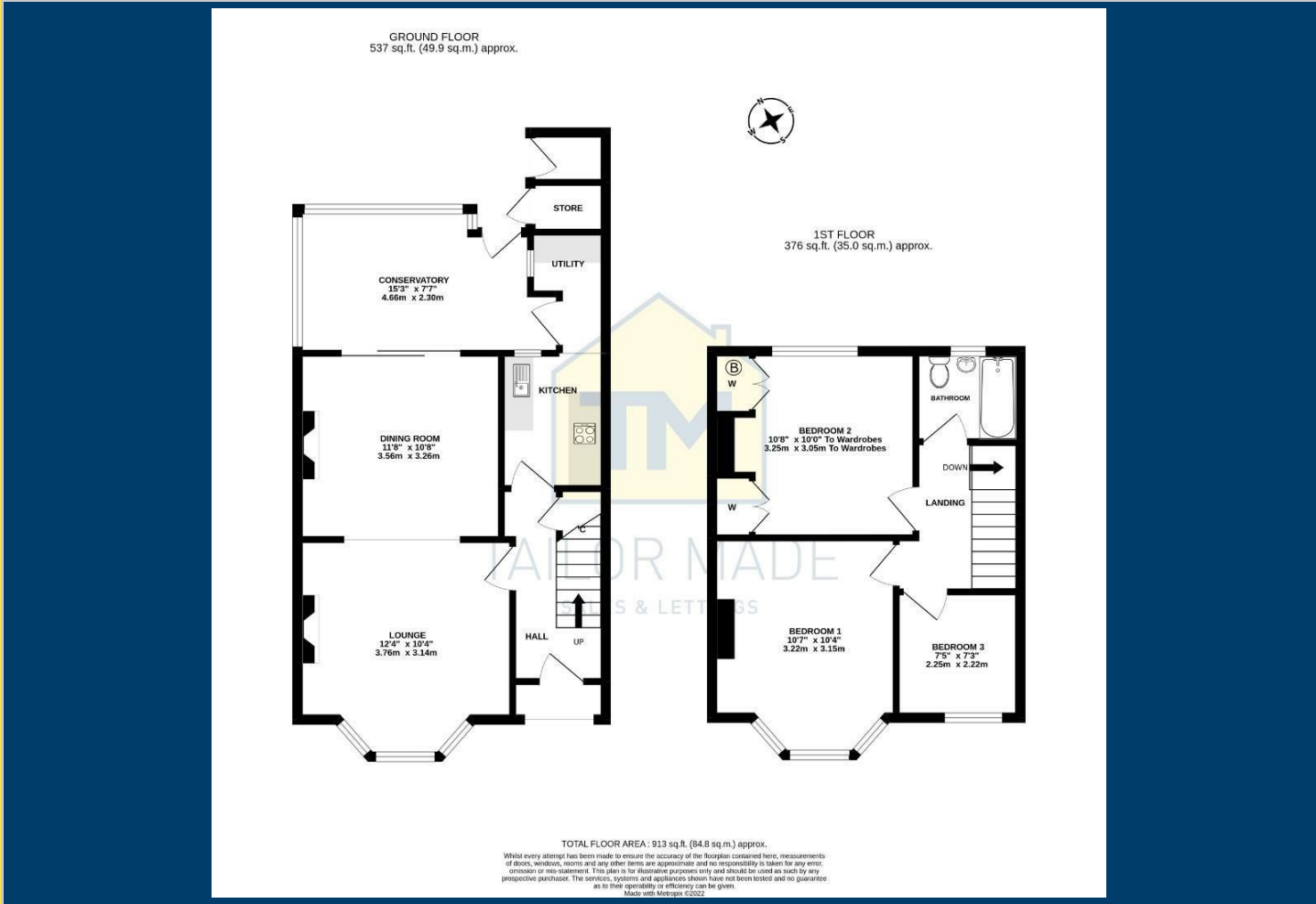
Hybrid Map



Terrain Map



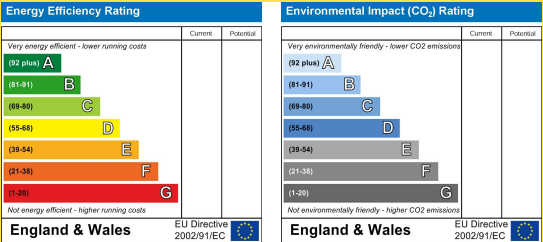
Floor Plan



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