



**TAILOR MADE**  
SALES & LETTINGS



**Bennetts Road**

Keresley End, Coventry, CV7 8HY

Offers Over £270,000



# Bennetts Road

## Keresley End, Coventry, CV7 8HY

Offers Over £270,000



Tailor Made Sales and Lettings are delighted to offer this spacious and extended, double bay fronted semi detached family home, located in the lovely semi rural location of Keresley End.

The property is set back from the road with a large frontage, offering a lawned fore garden and ample off-road parking, leading to a single garage down the side of the property.

The property is in need of modernisation, but offers huge potential for the future buyers to add their own stamp on this excellent sized family home.

There is no onward chain with this transaction and the accommodation comprises an entrance porch, entrance hallway, large through lounge / diner, extended kitchen, utility area and sun-room. The first floor has three generous sized bedrooms and a modern shower room.

### Summary

#### Entrance Porch

Door into the entrance hallway

#### Entrance Hallway

Doors off to the lounge / diner and kitchen. Stairs to the first floor landing and under stairs cupboard.

#### Lounge / Diner

Glazed bay window to the front elevation, space for fire with tiled surround and central heating radiator. Large dining area and doors into the sun-room.

#### Kitchen

A range of wall and base units, one and half bowl sink drainer, freestanding cooker and hob, space for fridge freezer, dishwasher and washing machine.

Glazed window to the side elevation, central heating radiator, door to the sun room and door to a utility / pantry area.

#### Sun-Room

Double glazed window to rear elevation and central heating radiator.

#### First Floor Landing

Doors off to all three bedrooms and the shower room.

#### Bedroom One

Two sets of fitted wardrobes, glazed bay window and central heating radiator.

#### Bedroom Two

Double glazed window to the rear elevation, fitted wardrobe and central heating radiator.

#### Bedroom Three

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

#### Modern Shower Room

A modern shower room comprising an enclosed shower cubicle with multiple jet shower system, WC, wash hand basin, radiator and glazed window to the front elevation.

#### Garden

A fence enclosed, excellent sized mature rear garden. There is a paved patio area, mainly laid to lawn, area that could be used as a vegetable patch towards the top of the garden, accessed via a paved pathway. There are raised flower beds and well stocked borders.

#### 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.

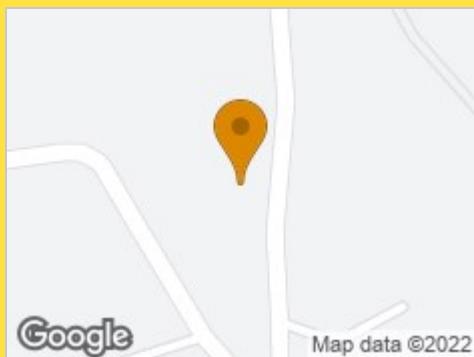
These particulars are issued in good faith but do not constitute representations of fact, or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.

#### 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



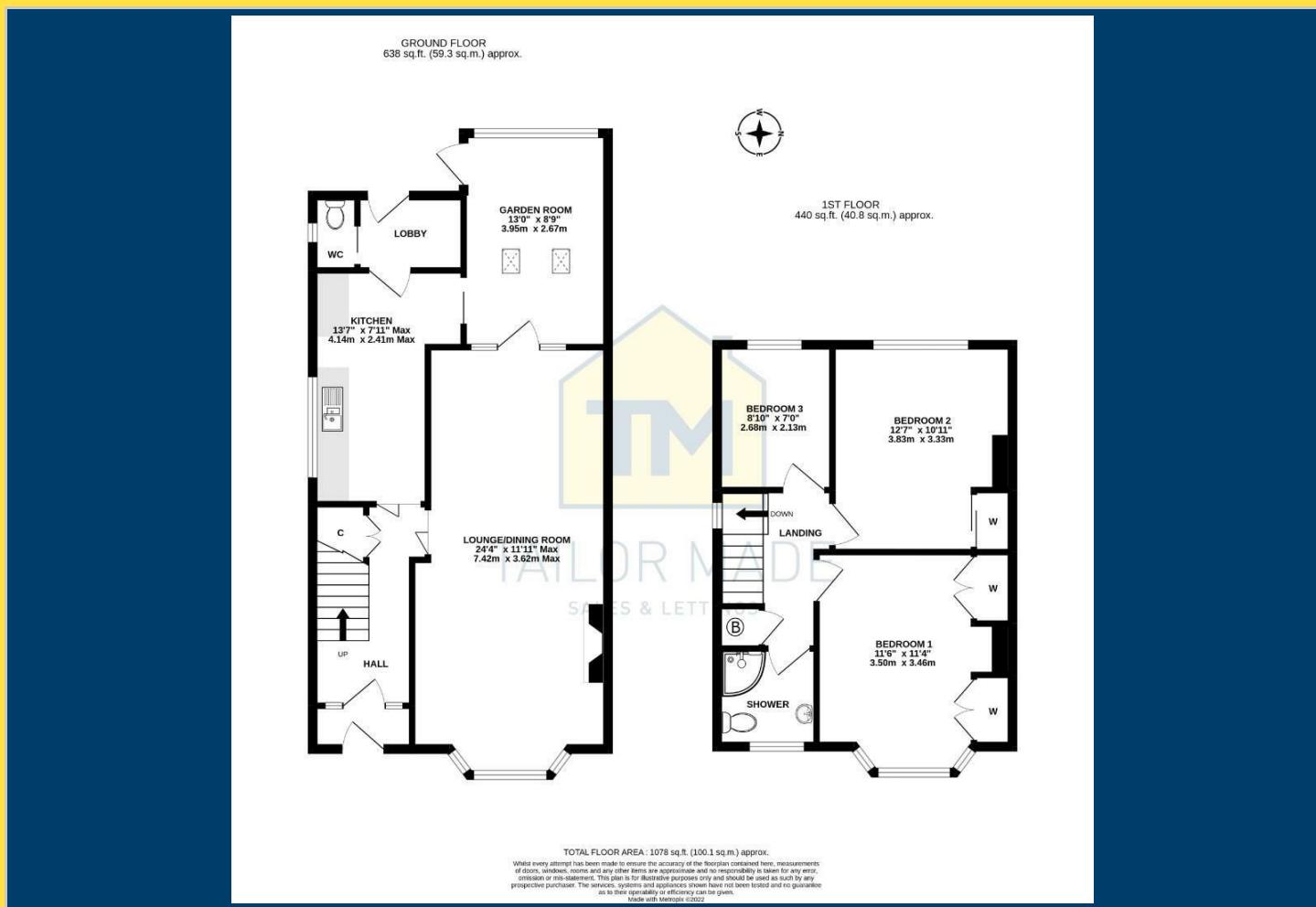
## Hybrid Map



## Terrain Map



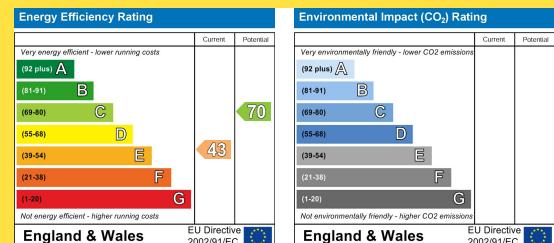
## Floor Plan



## 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.