



TAILOR MADE

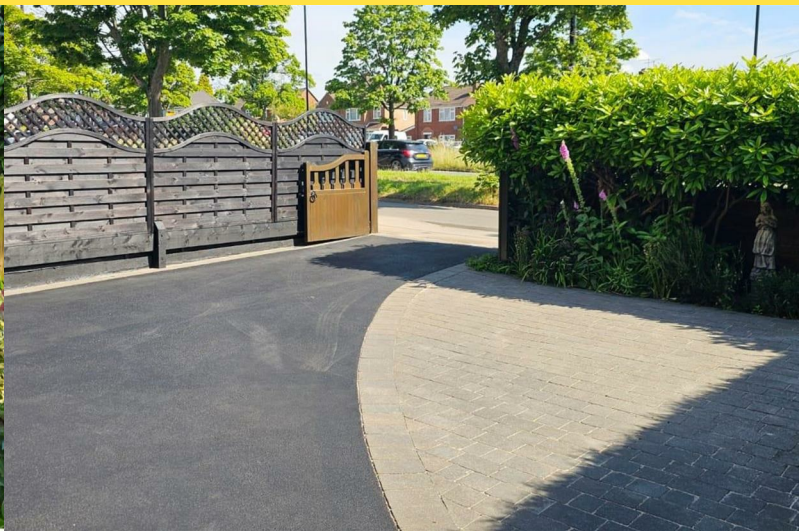
SALES & LETTINGS



Kenpas Highway

Finham, Coventry, CV3 6PA

Asking Price £420,000





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A real pleasure to bring to market this exceptional, extended family home located in a highly desirable school catchment area, perfectly positioned within easy reach of the War Memorial Park, excellent road links and quick access to neighbouring Kenilworth and Leamington Spa.

The property has secure gated off road parking, ambient lighting and beautiful front porch offering bags of kerb appeal.

The property is presented to an exceptional standard throughout, well decorated and the high specification materials used throughout. There is a generous entrance hallway, cosy front lounge with bay window and attractive gas fire.

The rear dining room has sliding patio doors leading into a large fully converted and insulated conservatory, offering a great space to relax overlooking the beautiful garden. The kitchen has been extended and is fully equipped with fitted appliances, sky light, double glazed window overlooking the garden and side door into the garden and easy access to the garage.

The first floor offers three generous sized bedrooms, pull down ladder to a large converted loft room, built in wardrobe and two Velux sky lights.

The family bathroom is absolutely stunning, top spec Calypso suite, with WC, wash hand basin and vanity unit, roll top bath with shower over and double glazed window.

An internal viewing of this excellent family home is highly recommended to appreciate the quality on offer and its desirable location. The current owners have had an offer accepted on a chain free property.

Full property summary

## Entrance Hallway

Doors off to the lounge, dining room and kitchen. Stairs to the first floor landing.

## Lounge

Double glazed bay window to the front elevation, gas fire with attractive surround and central heating radiator.

## Dining Room

Radiator and sliding patio doors into the conservatory.

## Conservatory

Fully converted and insulated to create an all year round room, double glazed windows and patio doors onto the garden.

## Extended Kitchen

A fully fitted kitchen comprising a range of wall and base units, counter tops, sink drainer, integrated appliances include a gas hob, electric oven, extractor fan, fitted fridge and freezer, washing machine and dishwasher. Double glazed window overlooking the garden and side elevation, sky light and door to the garden.

## First Floor Landing

Doors off to all three bedrooms and the family bathroom, pull down loft ladder to the extended loft room.

## Bedroom One

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

## Bedroom Two

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

## Bedroom Three

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

## Bathroom

A stunning refurbished bathroom with top spec Calypso

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suite including a WC and wash hand basin with vanity unit, roll top bath with shower over, double glazed window and radiator.

### Loft Room

Two Velux windows and built in wardrobe. Pull down easy to use loft ladder. Dog leg stair case could be easily installed.

### 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.

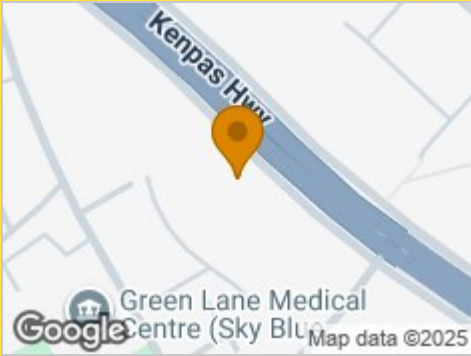
### Money Laundering Regulations

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.





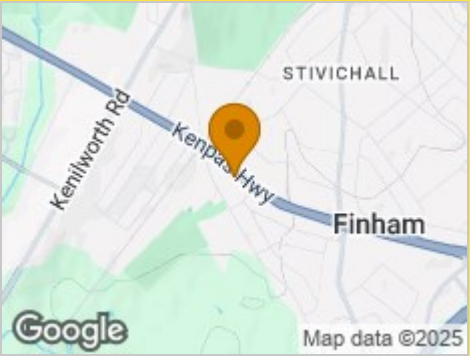
Road Map



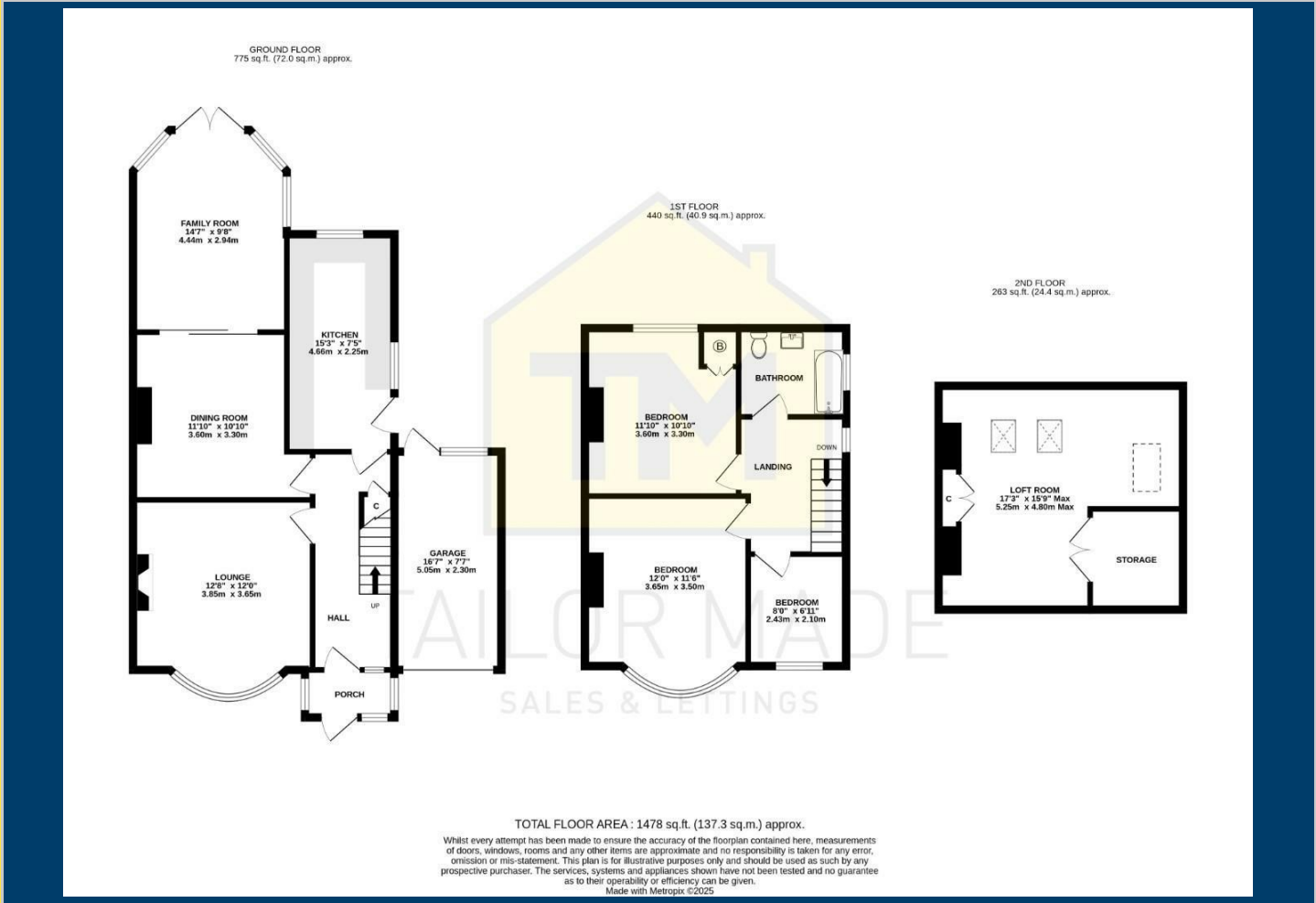
Hybrid Map



Terrain Map



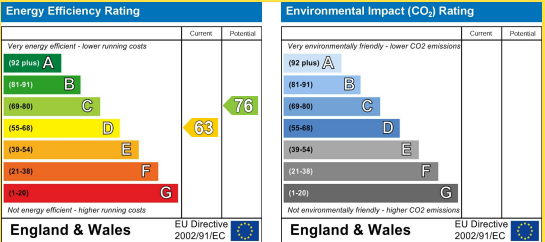
Floor Plan



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.