



TAILOR MADE
SALES & LETTINGS



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Kenpas Highway

Finham, Coventry, CV3 6PF

Price £285,000



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Property Summary

Tailor Made Sales and Lettings are delighted to bring to market this large, three bedroom Semi Detached property, set back from the main road, privately situated behind a row of trees. Located in the popular area of Finham, this is a short walk from local amenities, key road networks and the popular War Memorial Park.

Excellent Schooling nearby, including the highly rated Finham Park Secondary School.

The property has recently been rewired, and benefits with a brand new combi boiler.

The ground floor accommodation comprises a storm porch as you enter the property, entrance hallway, kitchen with door leading to the rear garden, spacious lounge / diner with sliding patio doors to rear aspect.

There is a detached garage to the rear, providing off road parking. There is a beautiful, well kept rear garden, part pathed, lawn and a selection of fruit trees and shrubs.

Presented with NO ONWARD CHAIN.

Entrance Hallway

Wide Entrance Hallway. double glazing to side aspect, doors off to Living Room and Kitchen.

Through Lounge Diner

Double glazing to front elevation, feature fireplace, gas central heating and sliding patio doors leading to the rear garden. Serving hatch opening to the kitchen.

Kitchen

A range of recently fitted white gloss wall and base units, counter tops, door to side aspect. Space for fridge freezer, oven and washing machine. Brand new Combination Boiler. Double glazing, gas central heating and serving hatch.

First Floor Landing

Double glazing to side aspect, doors off to the three bedrooms, WC and bathroom.

Bedroom One

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

Bedroom Two

Double glazed window to the rear elevation, central heating radiator and fitted cupboard, providing storage.

Bedroom Three

Double glazing to front and side elevation, providing natural light to the room. Well sized single bedroom.

WC

Separate WC.

Bathroom

Tiled, bath with electric shower over. Frosted window to rear elevation. Ceramic sink.

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.

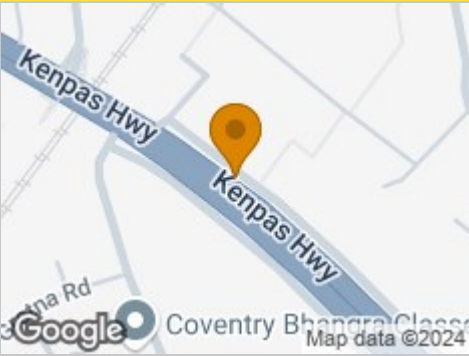
The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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.



Road Map



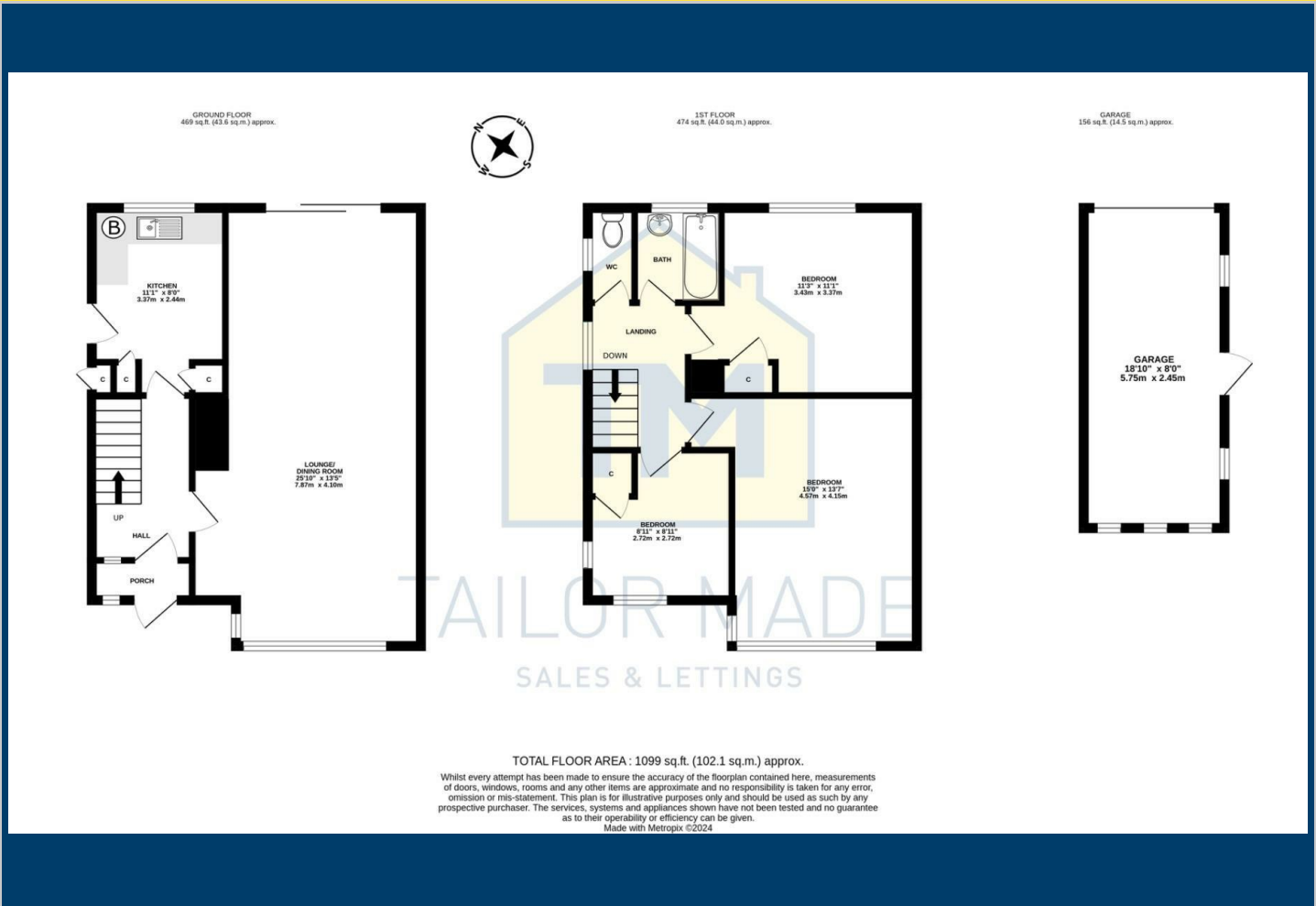
Hybrid Map



Terrain Map



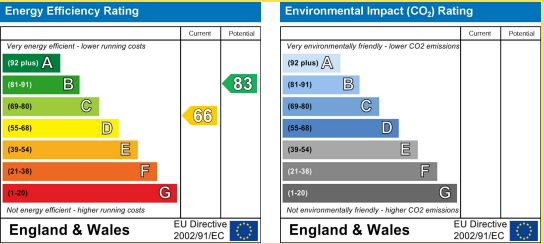
Floor Plan



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.