



**TAILOR MADE**  
SALES & LETTINGS



## Addison Road

Keresley, Coventry, CV6 2JP

Offers Over £240,000



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## Property Overview

A beautifully presented and extended three bedroom double bay fronted terraced family home located in a quiet street in the popular area of Keresley. The property benefits from off-road parking to the front, garage and car port to the rear with good vehicular access.

The property has plenty of kerb appeal with a render and brick frontage, grey concrete print driveway for two vehicles and upgraded grey tiled roof in 2007. The property is well situated a short distance from a wide range of local amenities, good schooling, parks and excellent transport links in and out of the city.

The ground floor accommodation comprises an entrance hallway, large through lounge / diner and extended open plan kitchen / diner. The first floor offers a modern shower room and three well proportioned bedrooms.

The current owner is a keen gardener and has a beautiful, well stocked mature garden, with lawn, pergola, covered car port, single garage and rear access.

## Property Summary:

### Entrance Hallway

Door off to the lounge / diner, central heating radiator and stairs to the first floor.

### Lounge / Diner

Double glazed bay window to the front elevation, gas fire with modern surround, central heating radiators into the lounge area and dining area, sliding glazed doors into the kitchen / diner.

### Extended Kitchen / Diner

The kitchen comprises a range of white wall and base units, sink drainer, four ring gas hob, electric oven, extractor hood, space for dishwasher, washing machine, under counter fridge and freezer. The dining space has a central heating radiator and large double glazed sliding patio doors overlooking the garden.

### First Floor Landing

Doors off to all three bedrooms and the shower room.

### Bedroom One

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

### Bedroom Two

Double glazed window to the rear and central heating radiator.

### Bedroom Three

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

### Shower Room

A modern fully tiled shower room comprising a shower cubicle, wash hand basin with vanity unit, WC, radiator and double glazed window.

### Garden

A stunning mature, well stocked garden, comprising a large patio area, lawn, shrub borders, pergola, shed, covered car port, rear access and a single garage.

### 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.

### 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.

### 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.

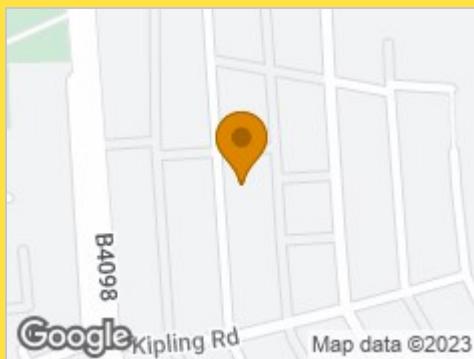
The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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.



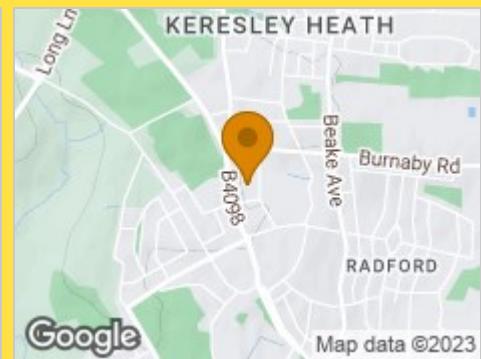
## Road Map



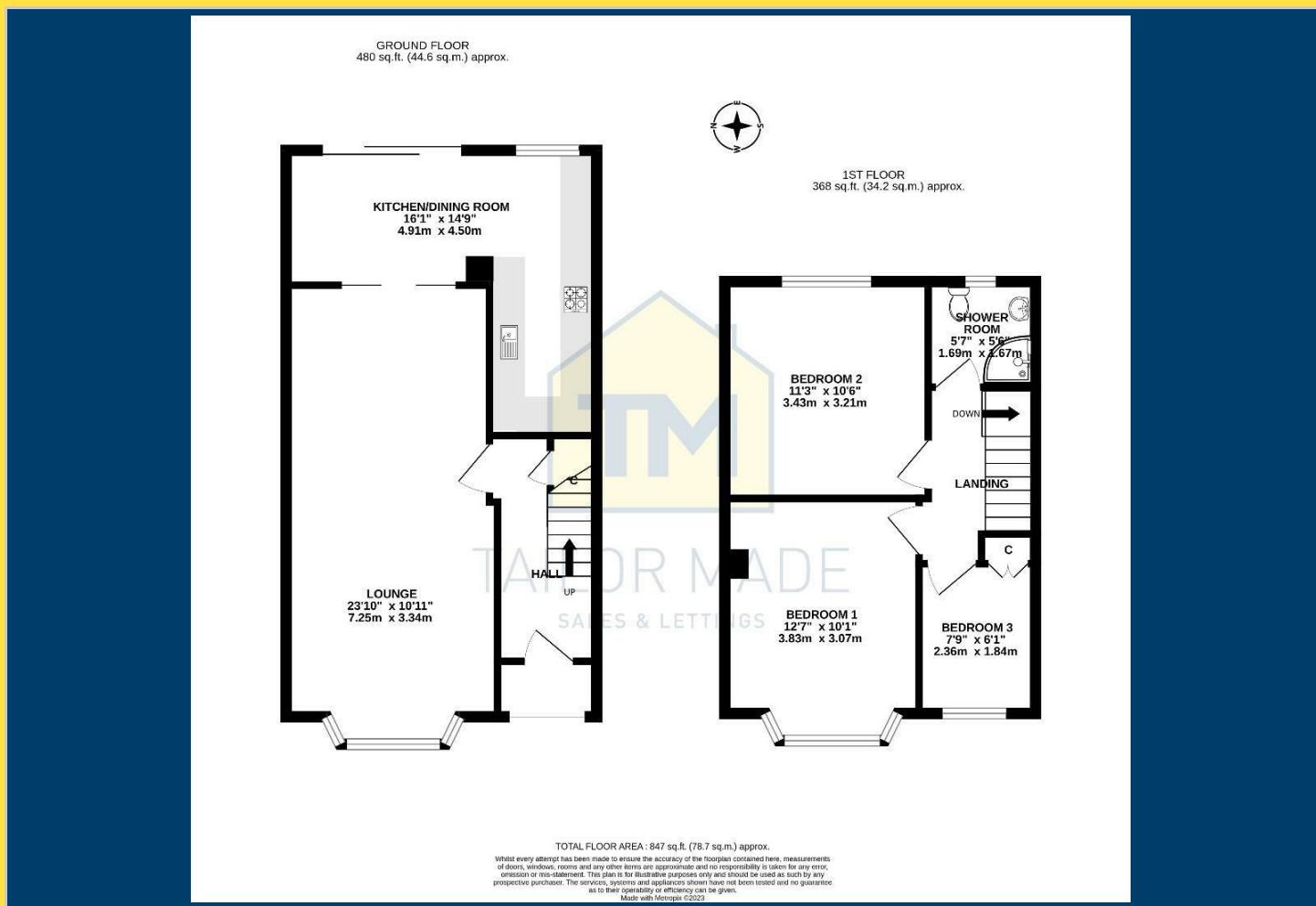
## Hybrid Map



## Terrain Map



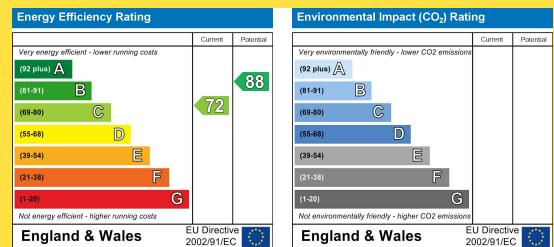
## Floor Plan



## 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.