



yourdreampad



41 Mercers Meadow Keresley End, Coventry, CV7 8RF

A modern family sized detached property enjoying a corner position, within this popular semi-rural development, on the northern edge of the city. Being tastefully redecorated, this very appealing home really must be viewed, has both gas heating and double glazing together with a broad frontage creating excellent parking and a delightful rear garden, featuring a generous seating/entertaining area, being west facing and therefore enjoying the sun, all afternoon. Briefly comprising of an entrance hall with cloakroom, well proportioned lounge, stylish kitchen/diner and utility room, four bedrooms, one ensuite and a family bathroom. INTERESTED? THEN PLEASE CALL TODAY TO BOOK YOUR VIEWING.

SETTING

Keresley End is a mostly residential area especially well served by a wide range of excellent amenities. The area has been consistently popular for many years particularly with young families and first time buyers moving to the area. Main roads enable access to the north of Coventry, linking to the Arena Shopping Park, the Coventry Building Society Arena and therefore the M6 motorway junction.

£365,000

41 Mercers Meadow

Keresley End, Coventry, CV7 8RF



- WELL PROPORTIONED DETACHED HOME
- RECENTLY REDECORATED, NO CHAIN
- VERY SUNNY REAR ASPECT
- AMPLE PARKING AND GARAGE
- VIEWING STRONGLY RECOMMENDED
- GAS HEATING, DOUBLE GLAZING
- FOUR BEDROOMS, ENSUITE SHOWER
- CLOSE TO OPEN COUNTRYSIDE

ON THE GROUND FLOOR

Entrance Hall

9'10" x 6'2" (3.00m x 1.89m)

Cloakroom

6'1" x 2'9" (1.86m x 0.84m)

Front Lounge

13'10" x 12'1" plus bay (4.22m x 3.69m plus bay)

Spacious Kitchen/Diner

21'1" x 9'8" (6.43m x 2.95m)

Utility Area

6'2" x 4'5" (1.90m x 1.36m)

ON THE FIRST FLOOR

Bedroom No.1

13'9" x 9'10" plus wardrobes (4.21m x 3.02m plus wardrobes)

Ensuite Shower Room

6'6" x 4'6" (2m x 1.39m)

Bedroom No.2

9'9" x 9'8" (2.98m x 2.97m)

Bedroom No.3

9'7" x 9'0" (2.94m x 2.76m)

Bedroom No.4

11'10" max x 6'5" (3.61m max x 1.96m)

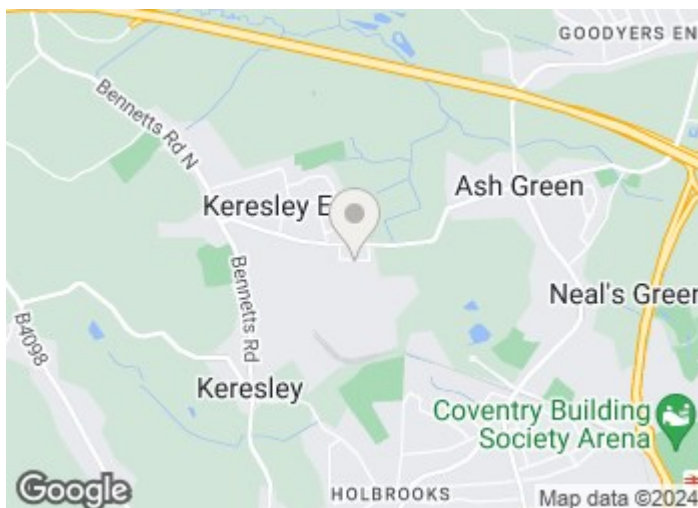
Family Bathroom

6'8" x 1'9" (2.04m x 0.55m)

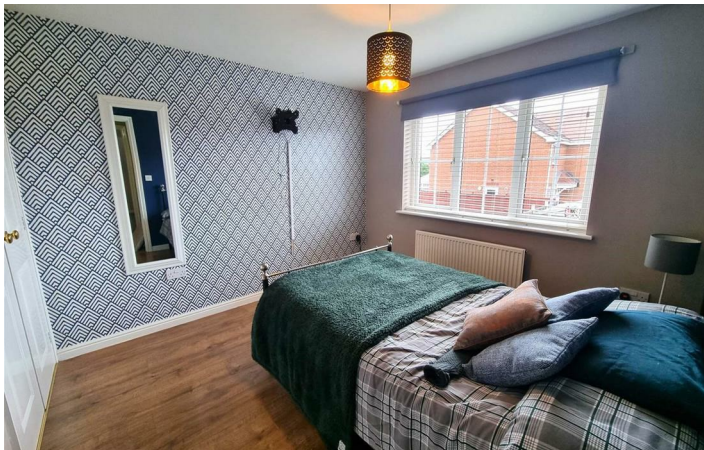
OUTSIDE

Garage

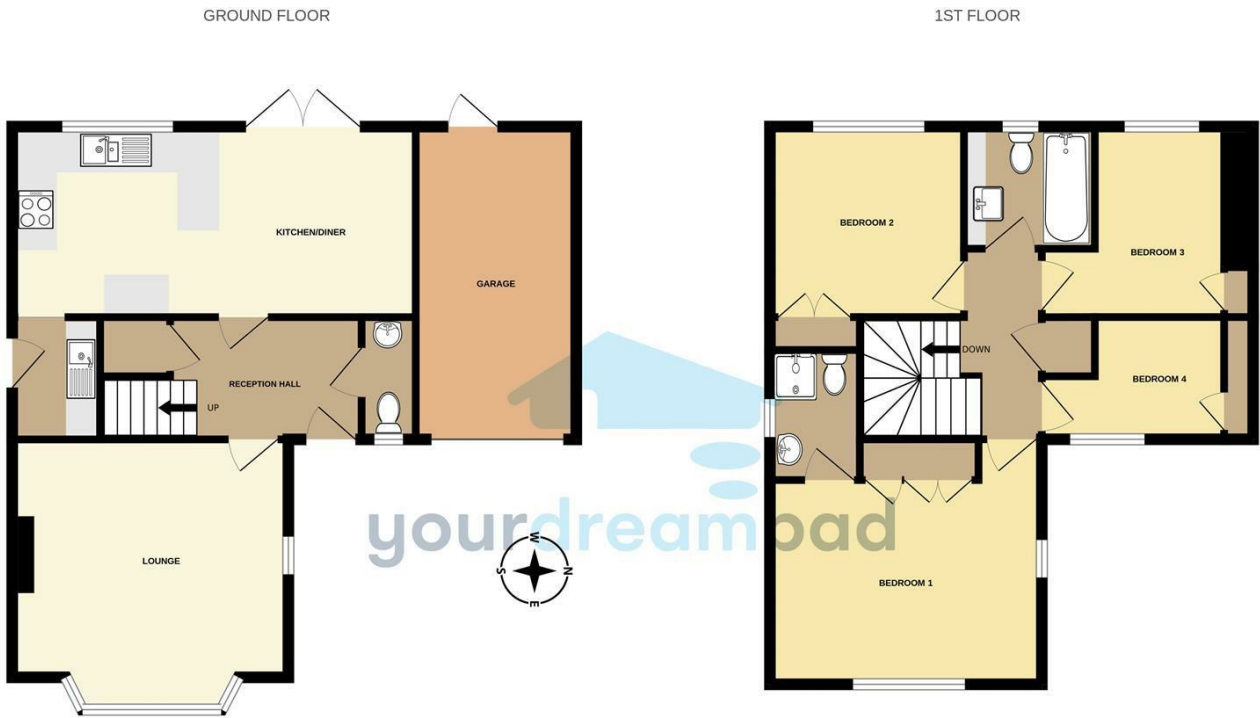
17'3" x 8'1" (5.26m x 2.48m)



[Directions](#)



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	