



TAILOR MADE
SALES & LETTINGS



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Bennetts Road South

Keresley, Coventry, CV6 2FS

Price £350,000



ANOTHER PROPERTY SOLD BY
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Tailor Made Sales and Lettings are delighted to offer this substantial, extended Semi Detached dormer bungalow located in semi rural Keresley, close to a wider range of amenities, good schooling and countryside. There are excellent road links in and out of the city, public transport on Bennett Road South and easy access to the M6, A444 and Arena Retail Park.

The property is set back from the road with a sizeable front driveway, providing ample off-road parking, front facing field views and an attractive rendered facade. There is an excellent sized rear mature rear garden, mainly laid to lawn with large patio area, greenhouse, shrub borders and large store / garage (no vehicle access).

The bungalow offers very flexible living space with a huge, inviting reception hallway, leading into a large open plan living / dining / snug area, generous sized kitchen to the rear and good size utility with direct access into the garden. There is an inner hallway, which leads to a shower room and ground floor double bedroom overlooking the garden.

The first floor has two further bedrooms with far reaching views.

The property is conveniently located on the edge of countryside, backing onto a small new development with land directly behind the large garden, ear-marked on the attached plan as school grounds. There are local shops within walking distance, good schooling, excellent road links and easy access to public transport.

Property Summary

Entrance Reception

A very large entrance area with gorgeous parquet flooring, central heating radiator, loft space, side access to the garden and door into the open plan living area.

Lounge Area

Two double glazed windows to the front elevation, parquet flooring, electric fire with attractive surround and two large radiators. Stairs to the first floor and open plan to the dining / snug area.

Snug / Dining Area

Double glazed window to the side elevator, brick fire place which formerly had a log burner, central heating radiator, glazed windows and door into the kitchen, ideal to be knocked through.

Kitchen

A generous sized kitchen / diner with a range of modern wall and base units, laminate work tops, splash back tiling, integrate fridge freezer, eye-level double oven, four ring gas hob with extractor hood above, one and half bowl stainless steel sink drainer and spacer for dishwasher. There is bags of natural lights with plenty of double glazed windows to the side and rear, double glazed door to the garden and door into the utility.

Utility

A selection of wall and base units, laminate work tops, space for washing machine and tumble dryer, double glazed door to the garden.

Inner Hallway

Doors to bedroom one and shower room.

Shower Room

A lovely modern shower room with tongue and groove panelling, wash hand basin, WC, shower cubicle, chrome heated towel rail and double glazed window.

Bedroom One

Double glazed window to the rear and central heating radiator.

First Floor Landing

Doors to two further bedrooms.

Tel: 024 76939550

Bedroom Two

Double glazed window to the rear, built in cupboard and central heating radiator.

Bedroom Three

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

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.

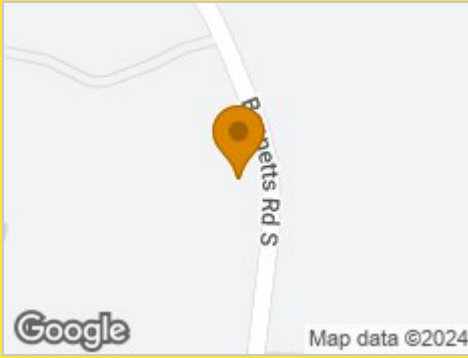
These particulars are issued in good faith but do not constitute representations of fact, or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.

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.



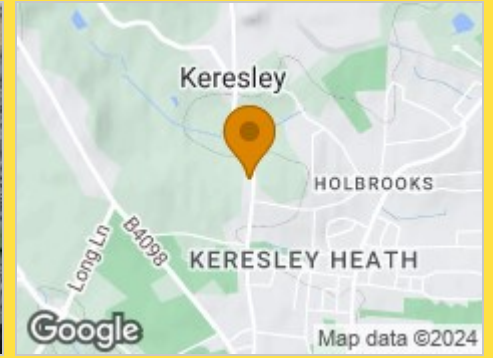
Road Map



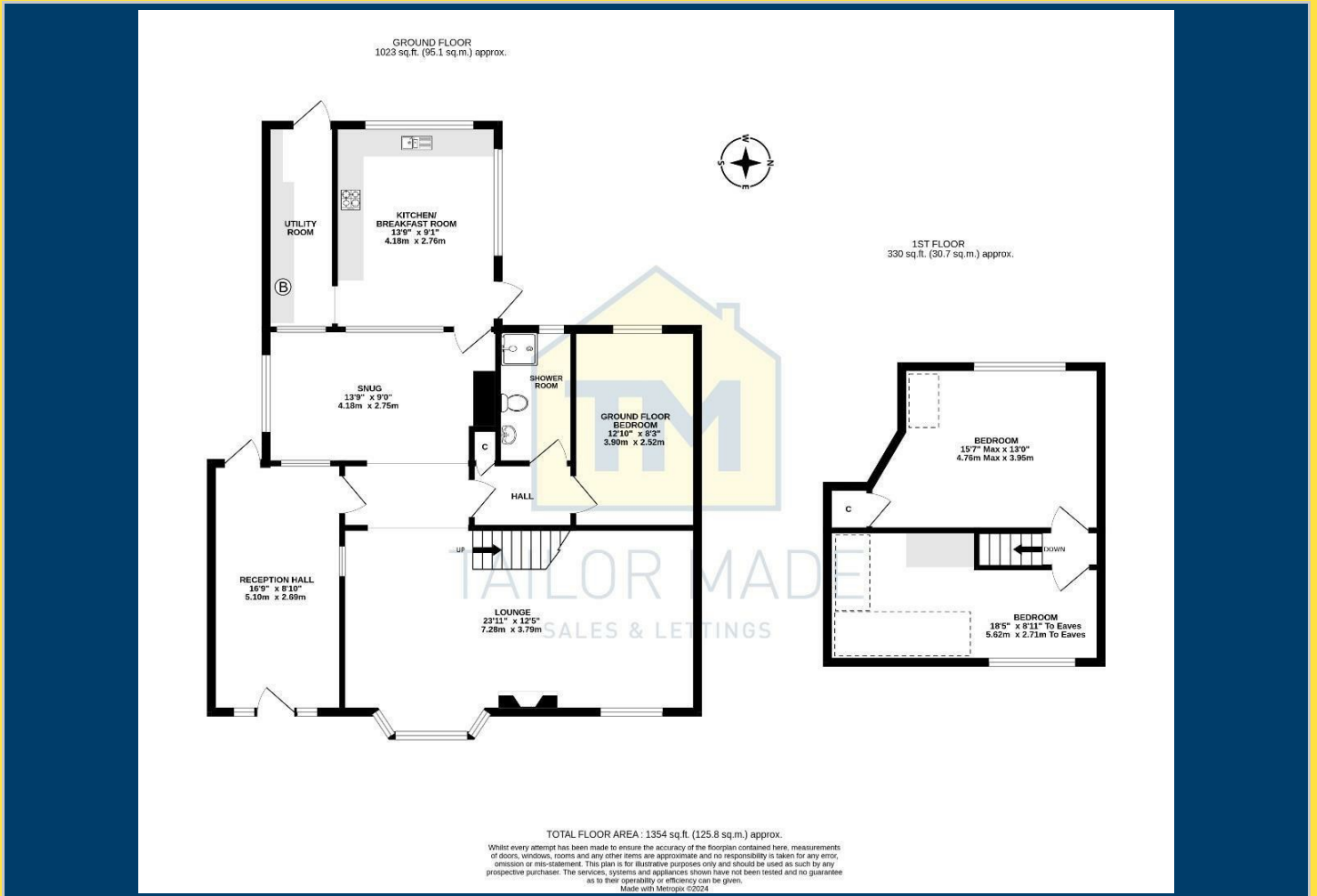
Hybrid Map



Terrain Map



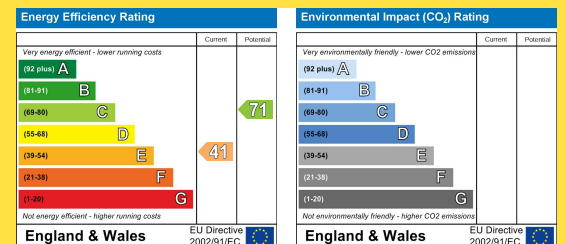
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.