



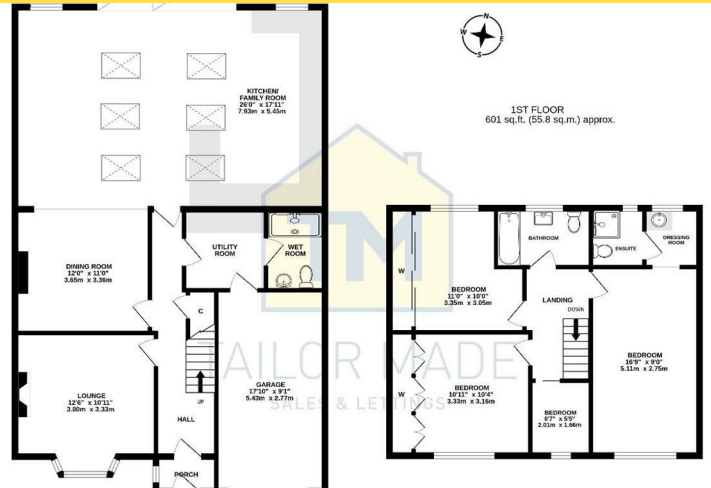
TAILOR MADE  
SALES & LETTINGS



## Penny Park Lane

, Coventry, CV6 2GT

Asking Price £495,000



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Tailor Made Sales and Lettings are delighted to be offering to the market this substantial, largely extended detached family home with bags of character and kerb appeal, occupying a large plot. The property is conveniently positioned within easy reach of a wide range of local amenities, excellent primary and secondary schooling, great road links and easy access to Arena Shopping Park and nearby rail station.

Occupying a prominent plot with off-road parking, large integral garage and excellent size, landscaped rear garden.

The property has been largely extended to the rear with jaw-dropping 56 square meter, open plan kitchen / dining / living area with bi-folding doors to the garden, high spec bespoke kitchen, Amtico flooring, six Velux sky lights, granite counter tops and integrated appliances. There is a good sized separate utility room with room for white goods, direct access into the integral garage and a modern wet room. A cosy front lounge with bay window completes the ground floor accommodation.

The first floor accommodation comprises an excellent sized master bedroom with separate dressing room and small en-suite shower, or the option to knock through and create one large en-suite bathroom. There are a further two good sized double bedrooms and one single bedroom. The main family bathroom is modern, with p-shaped bath, shower above, glass screen, wash hand basin, WC, modern tiling and double glazed window.

Full Property Summary

## Entrance Hallway

Amtico flooring, central heating radiator, under stairs storage, doors to the lounge, utility and kitchen / diner.

## Lounge

Double glazed bay window to the front elevation, central heating radiator, electric fire with timber and tile surround.

## Utility

Wall and base units, counter top with space underneath for washing machine and tumble dryer. Doors to the wet room and integral garage.

## Wet Room

A full wet room with tiled walls, WC, wash hand basin, heated towel rail and waterfall mains shower.

## Open Plan Kitchen / Dining / Living Room

### Kitchen Area

A bespoke range of wall base and base units, granite counter tops and large breakfast bar, pull out larder unit, inset sink drainer, integrated appliances including Rangemaster Cooker with five ring gas hob, Rangemaster extractor hood, wine cooler, dishwasher and space for fridge freezer.

### Living Area

An expansive open plan area, two sets of double glazed windows and a set of four-pane bi-folding doors onto the garden, excellent spec Amtico flooring throughout, six Velux sky lights and opening into the dining room.

### Dining Room

Column radiator, gas fire with feature surround, open plan to the kitchen / living area and door into the hallway.

### First Floor Landing

Doors to all four bedrooms and the family bathroom.

### Bedroom One

Double glazed window to the front elevation, central heating radiator and opening into the dressing room and en-suite shower room.

### Dressing Room

Double glazed window, sink, radiator and door to the en-suite shower room.

### En-Suite Shower Room

Fully tiled, WC, shower enclosure, electric shower and double glazed window.

### Bedroom Two

Double glazed window to the front elevation, central heating radiator and built in wardrobes.

### Bedroom Three

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

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### Bedroom Four

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

### Bathroom

A modern family bathroom with modern tiling, a white suite comprising a p-shaped bath with shower over, glass screen, WC, wash hand basin, WC, radiator and double glazed window.

### 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



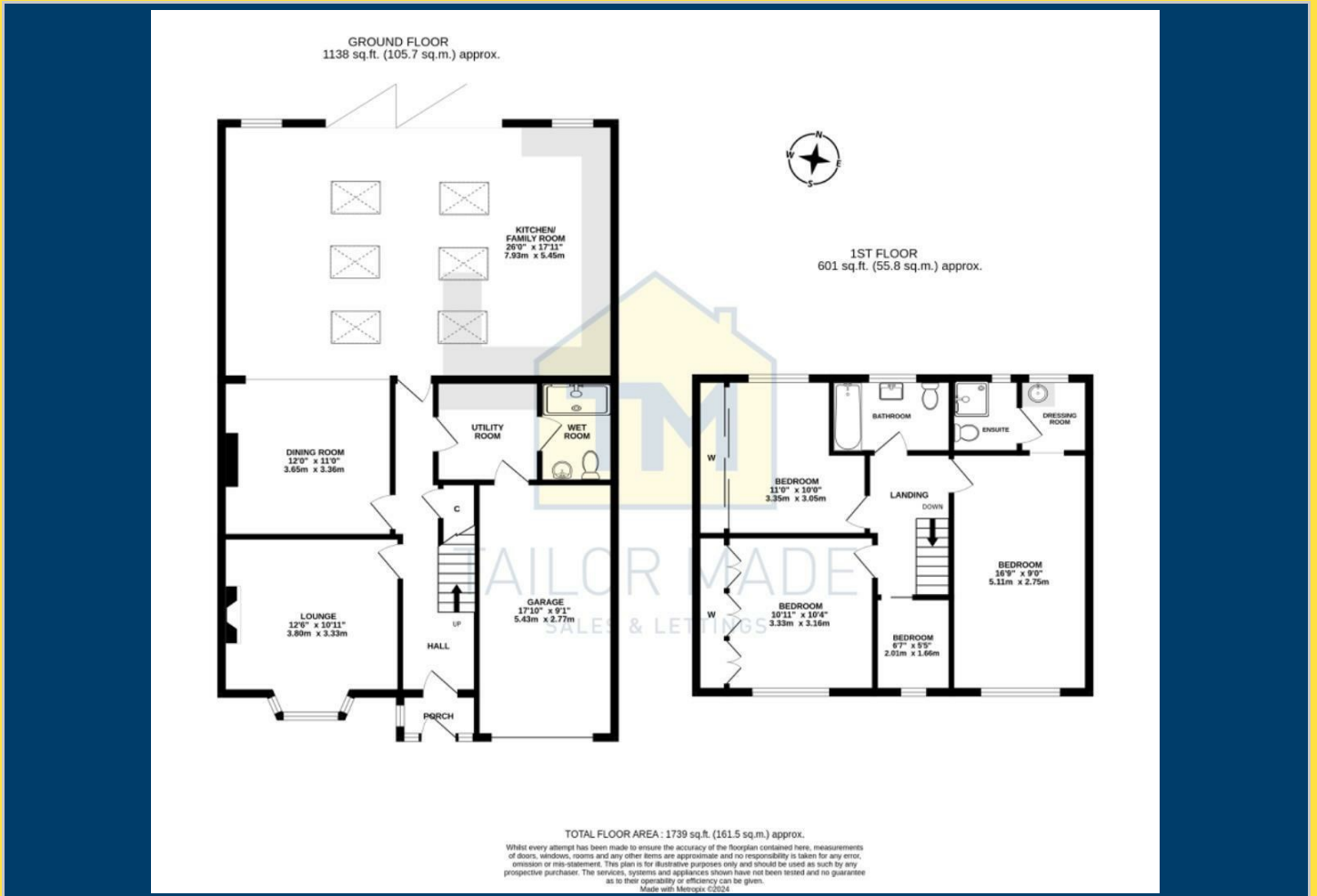
## Hybrid Map



## Terrain Map



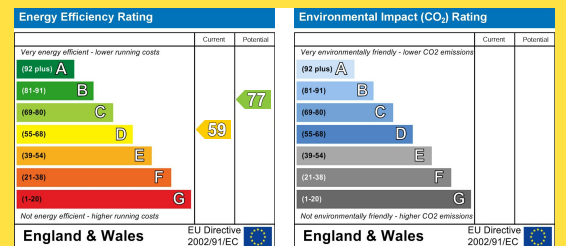
## Floor Plan



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