



TAILOR MADE
SALES & LETTINGS



Beechnut Close

Bannerbrook, Coventry, CV4 9UW

Offers In The Region Of £600,000



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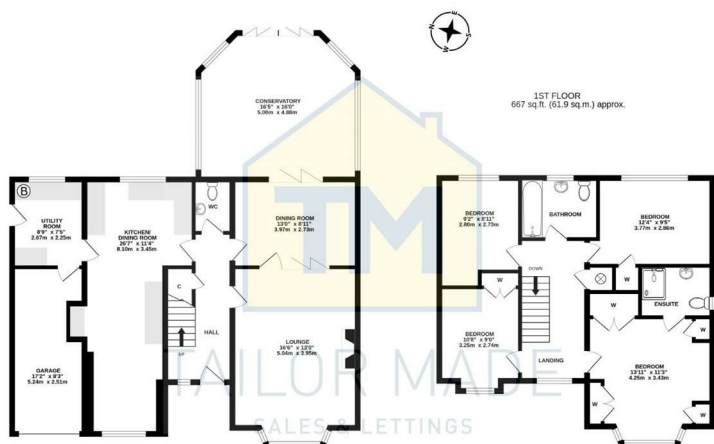
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A pleasure to bring to market this substantial executive detached family home occupying an excellent plot with ample off-road parking, tucked away in a peaceful and quiet location enjoying pleasant views to the front and rear aspects.

This excellent family home offers off-road parking with sizeable driveway, single garage with electric roller door and lovely private mature rear garden backing onto West Coventry Academy playing fields.

The property is nestled away at the end of a private driveway located on the edge of Coventry a short distance from Tile Hill Rail Station with direct links to Birmingham New Street and London Euston, neighbouring Kenilworth and Balsall Common. There is a wide range of local amenities including shops, doctors surgery, farm shops, food outlets, pubs and a short distance to Canon Park shopping centre including larger supermarkets.

The ground floor accommodation comprises a spacious entrance hallway large formal lounge, dining room with bifold doors into a substantial conservatory which has bifold doors onto the garden. There is a guest cloakroom large utility with direct access into the garage. The open plan kitchen diner has been extended and knocked through into one of the double garages and comprises a range of wall and base units quartz countertops and high-end integrated appliances, there is ample dining space and seating areas. Jewel aspect windows to the front and provide plenty of natural light, a great entertaining and family space.

The first floor has a large gallery landing area with doors off to the modern family bathroom and four spacious double bedrooms, all with ample storage and the master bedroom benefiting from a lovely modern ensuite shower room. The rear bedrooms enjoy lovely uninterrupted views across west Coventry Academy school playing fields and woodland areas.

Full property summary

Entrance Hallway

Central heating radiator doors to the lounge, dining room, downstairs cloakroom, and kitchen diner. Stairs provide access to the first floor accommodation.

Lounge

Double glazed bay window to the front elevation with fitted shutters,

gas fire with modern surround, central heating radiator and French doors into the dining room.

Dining Room

by folding doors into the lounge and large conservatory, central heating radiator and door into the entrance hallway.

Conservatory/Orangery

A substantial brick base conservatory with tiled floor and double glazed windows all around, double glazed bifold doors onto the garden and central heating radiator.

Cloakroom

Splash back tiling, WC, wash hand basin.

Extended Kitchen / Diner

The kitchen diner has been extended and knocked through into the former garage, now creating a large open plan entertaining family area. The kitchen area comprises a range of modern wall and base units, stylish quartz countertops. Breakfast bar/Island unit with quartz countertops and a range of high-quality integrated appliances, including a double oven, microwave and coffee machine, double drawer dishwasher unit, Flooring gas hob and extractor hood above. There is a recessed area providing space for an American style fridge freezer, row of additional glass cabinet units and quartz counter top, stylish column radiator, dining and seating area. Dual aspect windows to the front and rear elevation with fitted shutters, provide ample natural light. Door into the utility.

Utility.

A range of wall and base units, quartz countertops with inset sink drainer space for washing machine and tumble dryer double glazed window to the rear elevation and double glazed door to the side access.

First floor gallery landing

Double glazed window to the rear elevation and doors to all four principal bedrooms and the family bathroom.

Bedroom One

A large double bedroom with ample built-in storage, double glazed bay window to the front elevation with fitted shutters, central heating radiator and door into the ensuite shower room.

En-Suite

A modern fully tiled ensuite shower room with walk-in shower area, WC, wash hand basin, central heating radiator and double glazed window.

Tel: 024 76939550

Bedroom Two

An excellent size double bedroom with built-in wardrobes, central heating radiator and double glaze window enjoying pleasant views over school playing fields and Woodland.

Bedroom Three

Double glazed window with built in shutters to the front elevation, central heating radiator and built-in wardrobe.

Bedroom Four

Double glaze window to the rear elevation enjoying pleasant views over school playing fields and woodland, central heating radiator.

Family Bathroom

A modern fully tiled family bathroom comprising a bath with shower over, WC, wash hand basin, central heating 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.

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.

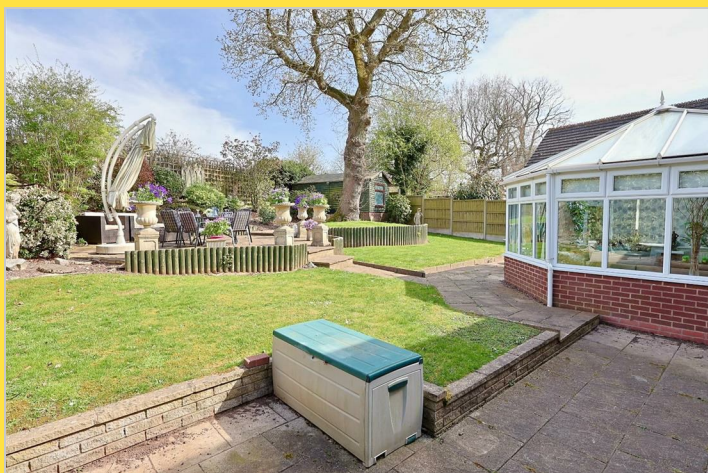
The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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



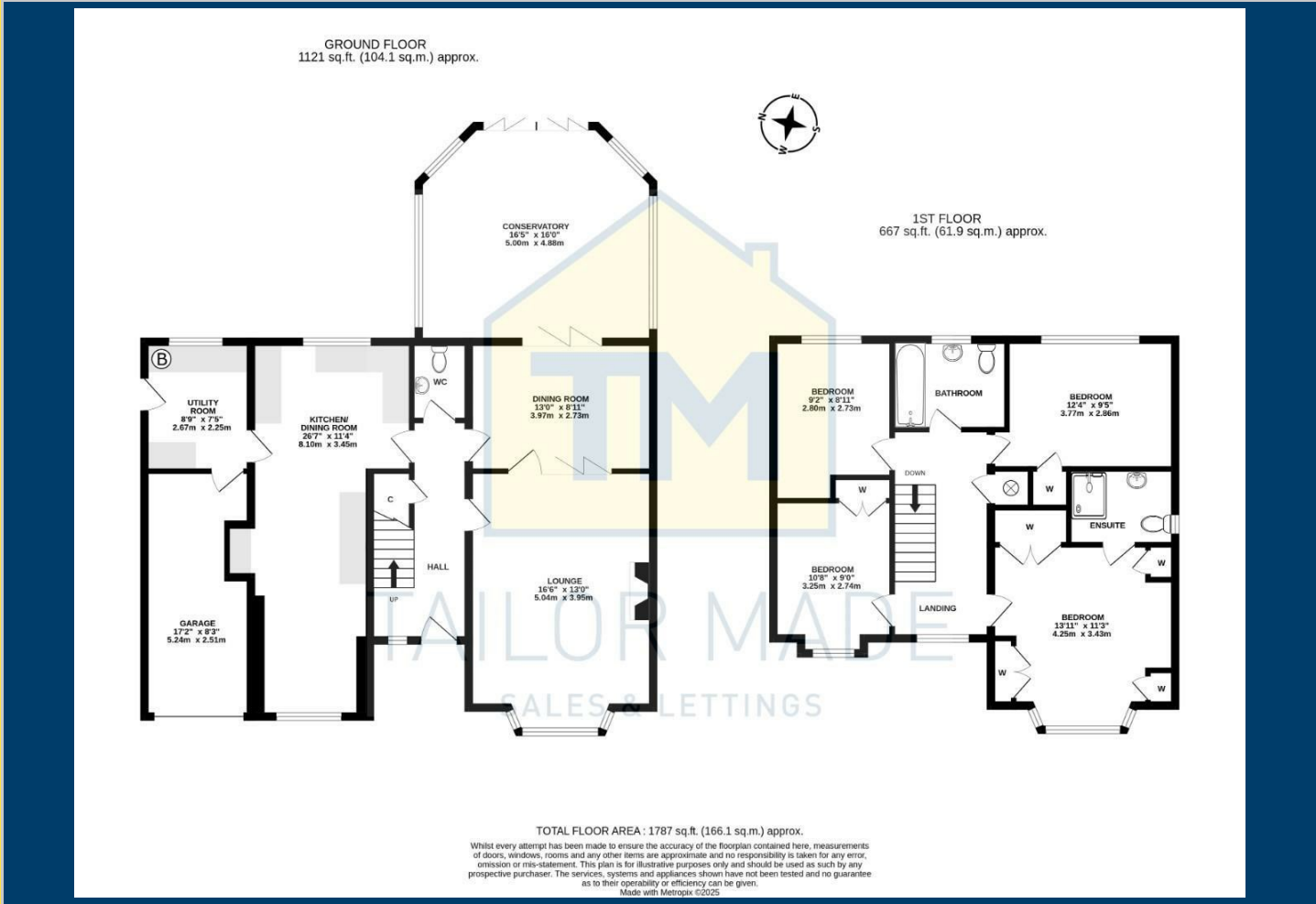
Hybrid Map



Terrain Map



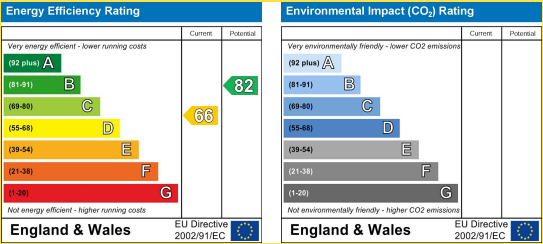
Floor Plan



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