



TAILOR MADE

SALES & LETTINGS



## Kenpas Highway

Stivichall, Coventry, CV3 6PF

Asking Price £340,000





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Tailor Made Sales and Lettings are delighted to bring to market this two-storey extended four bedroom semi detached family home, set back from the road, situated in a very desirable area with excellent primary and secondary school catchment area. The property is well served by great local amenities, War Memorial Park, Sports Clubs, schools and superb transport links in and out of the city.

The property is set back from the road, on a service road, that runs alongside Kenpas Highway and benefits from gated off-road parking, leading to an integral single garage which has direct access into the rear garden. There is a large rear garden, ideal, to further extend the property, subject to the necessary consents and there is the huge advantage of no onward chain.

The ground floor comprises an entrance porch, leading into an entrance hallway. Doors off to the front lounge, rear dining room, extended open plan kitchen / diner and lean-to off the dining room, which offers better scope to knock down and erect a single storey rear extension, subject to the necessary consents.

The first floor offers three good sized bedrooms in the original part of the property, along with the family bathroom and then a further one/two bedrooms in the side extension area, or remodelled to suit your own requirements, i.e. a walk in dressing room or potential en-suite.

An internal inspection is highly recommended to appreciate the potential on offer with this excellent sized family home in a lovely location.

### Full Property Summary

#### Entrance Porch

Door leading into the entrance hallway

#### Entrance Hallway

Doors off to the lounge, dining room and kitchen / diner. Stairs provide access to the first floor.

#### Lounge

Double glazed window to the front elevation, gas fire (not tested) with brick surround and central heating radiator.

#### Dining Room

Double glazed windows and door to the lean-to, central heating radiator and gas fire (not tested)

#### Kitchen

An extended open plan kitchen / diner with a range of wall and base units, laminate counter tops, two stainless steel sink drainers, freestanding cooker and space for white goods. Breakfast bar area and scope for dining table. Double glazed windows and door to the garden and side elevation. Huge scope to renovate and re-model the space or extend further.

#### First Floor Landing

Doors to all four bedrooms and the family bathroom.

#### Bedroom One

Double glazed window to the front elevation and radiator.

#### Bedroom Two

Double glazed window to the rear elevation and radiator.

#### Bedroom Three

Double glazed window to the front elevation and radiator.

#### Bedroom Four

Currently split into two rooms over the extended area above the garage and kitchen. Double glazed windows to the front and rear elevation, scope to re-modelled with a potential for en-suite, next door to the main bathroom

#### Bathroom

A fully tiled bathroom, comprising a peach suite including a bath with shower over, wash hand basin with vanity unit, 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.

## 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.

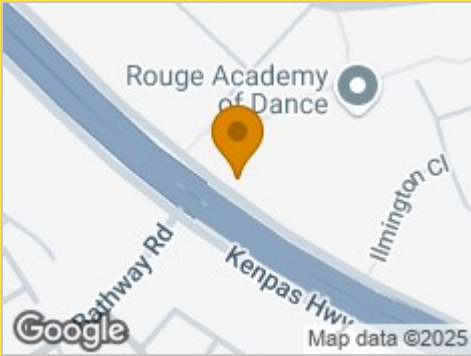
## Money Laundering Regulations

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



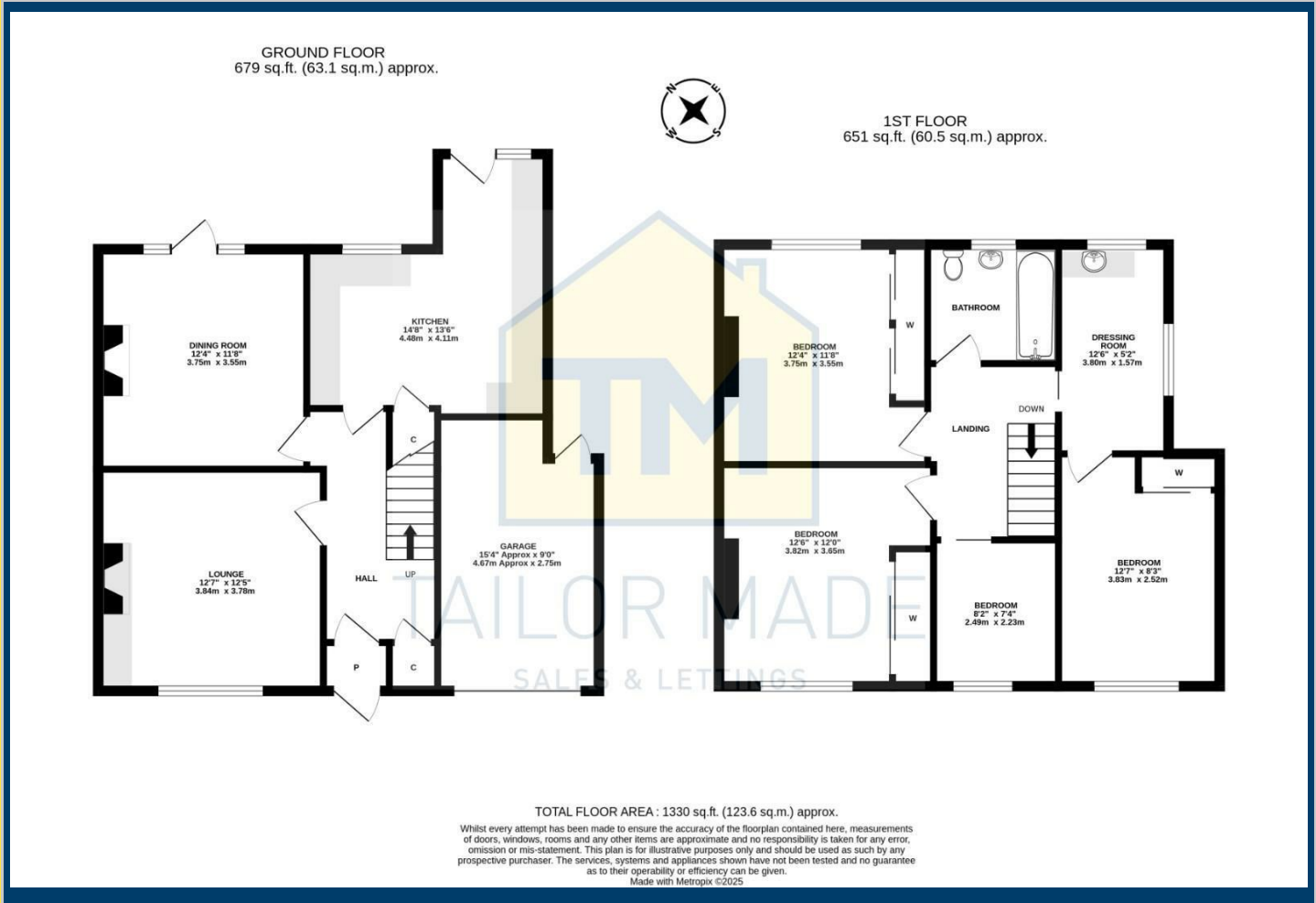
Hybrid Map



Terrain Map



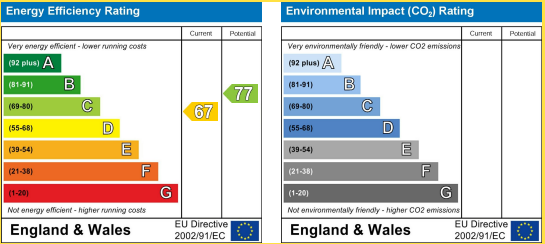
Floor Plan



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.