



£210,000

4 Farm Close, Keresley, Coventry, CV6 2GD

- ♥ THREE BEDROOMS
- ♥ KITCHEN DINING ROOM
- ♥ COSY LOUNGE
- ♥ FAMILY BATHROOM

IDEAL FIRST TIME BUY**THREE BEDROOMS**KITCHEN/DINING ROOM*** Benburys are pleased to present this beautiful three bedroom family home situated in a popular residential area situated close to good schools and local amenities. The property briefly comprises of front lounge, modern kitchen dining room, three bedrooms and a family bathroom. Off road parking to the front and low maintenance garden to the rear. Must be viewed to be fully appreciated.



Property Description

DESCRIPTION IDEAL FIRST TIME BUYTHREE BEDROOMS**KITCHEN/DINING ROOM***** Benburys are pleased to present this beautiful three bedroom family home situated in a popular residential area situated close to good schools and local amenities. The property briefly comprises of front lounge, modern kitchen dining room, three bedrooms and a family bathroom. Off road parking to the front and low maintenance garden to the rear. Must be viewed to be fully appreciated.

FRONT ASPECT Low level landscape stone frontage with pathway leading to entrance front door

ENTRANCE HALLWAY Nicely presented with laminate flooring, doors leading to the front lounge, rear kitchen/dining room. Under stairs cupboard and stairs leading to the first floor

LOUNGE 11' 7" x 9' 10" (3.53m x 3m) Lovely cosy lounge, with feature gas fire, carpet to flooring and double glazed window to the front aspect.

KITCHEN/BREAKFAST ROOM 15' 2" x 10' 10" (4.62m x 3.3m) Fitted with range of matching high gloss wall and base units including cupboards, drawers, built in electric hob and electric oven with cooker hood, modern composite sink with mixer taps, white granite work surfaces, with additional space for upright fridge freezer along with plumbing for washing machine, finished with ceramic tiled flooring and spot lights to the ceiling. Central heating radiator and double glazed window and french doors to the rear aspect of the property completes this fantastic room.

BEDROOM ONE 11' 7" x 8' 7" (3.53m x 2.62m) This double room enjoys has ample space for wardrobes and other furniture with central heating radiator, carpeted flooring and double glazed window overlooking the front aspect of the property.





BEDROOM TWO Another double room with adequate space for wardrobes and units central heating radiator, carpeted flooring, built in cupboard housing the central heating boiler and double glazed window overlooking the rear aspect of the property.

BEDROOM THREE 6' 8" x 6' 5" (2.03m x 1.96m) This room offers adequate proportions for a single bed and wardrobe or could be used as a great study/office space. There is a single central heating radiator, carpeted flooring and a double glazed window overlooking the front aspect of the property.

FAMILY BATHROOM 5' 5" x 4' 11" (1.67m x 1.51m) Fitted with a modern white suite which features a panel bath with combination shower unit over and glass screen, low level W.C and pedestal wash basin. This fully tiled bathroom benefits from a central heating towel rail with tiled flooring and a double glazed opaque window to rear aspect.

REAR ASPECT Lovely low maintenance garden with patio area and artificial grass.

AGENCY NOTES 1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Anti money laundering checks now have to be completed on both the buyer and the vendor.

2: These particulars do not constitute part or all of an offer or contract.

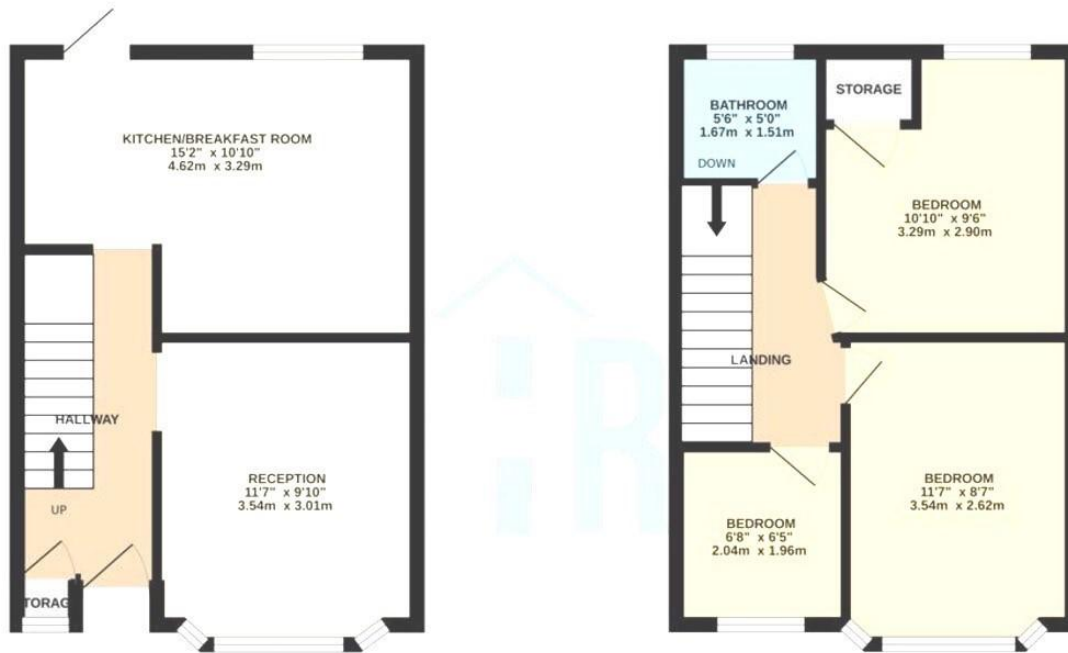
3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4: Potential buyers are advised to recheck the measurements before committing to any expense.

5: Benburys has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

GROUND FLOOR
329 sq ft (30.6 sq m.) approx

1ST FLOOR
330 sq ft (30.7 sq m.) approx



3 BED TERRACE
TOTAL FLOOR AREA 660 sq ft (61.3 sq m.) approx

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 illustration 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.
Made with Metropix ©2023

6: Benburys has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

VIEWINGS We would be delighted to show you around this property.

If you would like more information or to arrange a viewing please contact our friendly and helpful team on 02476 661553

www.benburys.co.uk

<https://www.facebook.com/CoventryLettings/>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

20 Parkville Highway, Coventry,
Warwickshire, CV6 4HZ

www.benburys.co.uk
024 7666 1553
enquiries@benburys.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements