



TAILOR MADE
SALES & LETTINGS



Kenpas Highway

Finham, Coventry, CV3 6PB

Asking Price £465,000



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Tailor Made Sales and Lettings are delighted to bring to market this stunning, largely extended four bedroom family home, presented to an exceptional standard, situated in the hugely popular area of Finham. The property is conveniently situated within a stones throw of Finham Park Primary and Secondary School. The property is well served with local amenities, excellent road links, with easy access to motorways and a short walk to popular War Memorial Park.

The current owners have completely transformed the property from top to bottom with a stunning loft conversion dormer, providing a spacious master suite with glass Juliet balcony and patio doors overlooking the large mature garden and stylish en-suite shower room and WC.

The first floor has three generous sized, well decorated bedrooms and a gorgeous modern, family bathroom.

The ground floor has a bright and welcoming front entrance hallway, bespoke crafted under stairs storage, gorgeous Ambience Herringbone floor with under floor heating, which follows to the hub of the home, the extended open plan kitchen / dining / living area. There are bi-folding doors, sweeping across the rear of the kitchen, overlooking a large patio area, great for entertaining, or even the opportunity to push the property out further (subject to the necessary consents). The kitchen has a fashionable central island unit with inset sink, units, integrated dishwasher and washing machine. There are further wall and base units, larder cupboard housing a combination boiler, feature range cooker and space for a fridge freezer.

Off the entrance hallway is a stylish downstairs WC and a cosy front lounge with neutral decor and attractive bay window.

Overall, the property offers an excellent standard of accommodation over three floors with stunning rear garden, yet still offering further scope to do more, should you wish.

The rear garden is fence enclosed with modern side gate, stunning paved patio area, off the bi-folding doors to the kitchen / diner, perfect for entertaining. There is a large lawn with well stocked shrub borders and single semi detached garage, with electric roller door.

Full Property Summary

Entrance Hallway

Stunning Ambience Herringbone LVT flooring, central heating radiator,

bespoke made under stairs storage, doors off to the lounge, WC and open plan kitchen / diner.

Lounge

Beautifully decorated cosy lounge with double glazed window to the front elevation, with built in slatted blinds and central heating radiator.

Cloakroom

A stylish, well decorated WC with wash hand basin and vanity unit, splash back tiling.

Open Plan Extended Kitchen / Dining / Living

A fabulous open plan, extended kitchen / diner, superb for family time and entertaining, bi-folding doors, which open seamlessly onto the large paved patio. The kitchen area comprises a range of shaker style modern wall and base units, feature range cooker, with five ring gas hob and hot plate, larder cupboard, housing a wall mounted gas combination boiler, space for fridge freezer, contrasting central island unit, incorporating a porcelain sink, dishwasher and washing machine. There is a stunning Ambience Herringbone LVT flooring, with under floor heating, ample dining and living space and attractive wall paneling.

First Floor Landing

Doors to three good sized bedrooms and the family bathroom, stairs to the master suite on the second floor.

Family Bathroom

A stunning, fully refurbished family bathroom with striking and contrasting Terrazzo affect tiling and modern metro style tiling around the bath and shower area, there is a glass screen, bespoke sink and vanity unit, WC, extractor fan and double glazed frosted window.

Bedroom Two

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

Bedroom Three

A spacious double bedroom with double glazed window to the rear and central heating radiator.

Bedroom Four

A good sized single bedroom or home office, double glazed window to the front elevation and central heating radiator.

Second Floor Landing

Door into the master suite

Master Bedroom

Double glazed patio doors opening onto a glass Juliet balcony, eaves storage, central heating radiator and door into the en-suite shower room.

En-Suite Shower Room

A stunning modern shower room with stylish tiling, shower enclosure, WC, wash hand basin with vanity unit, 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



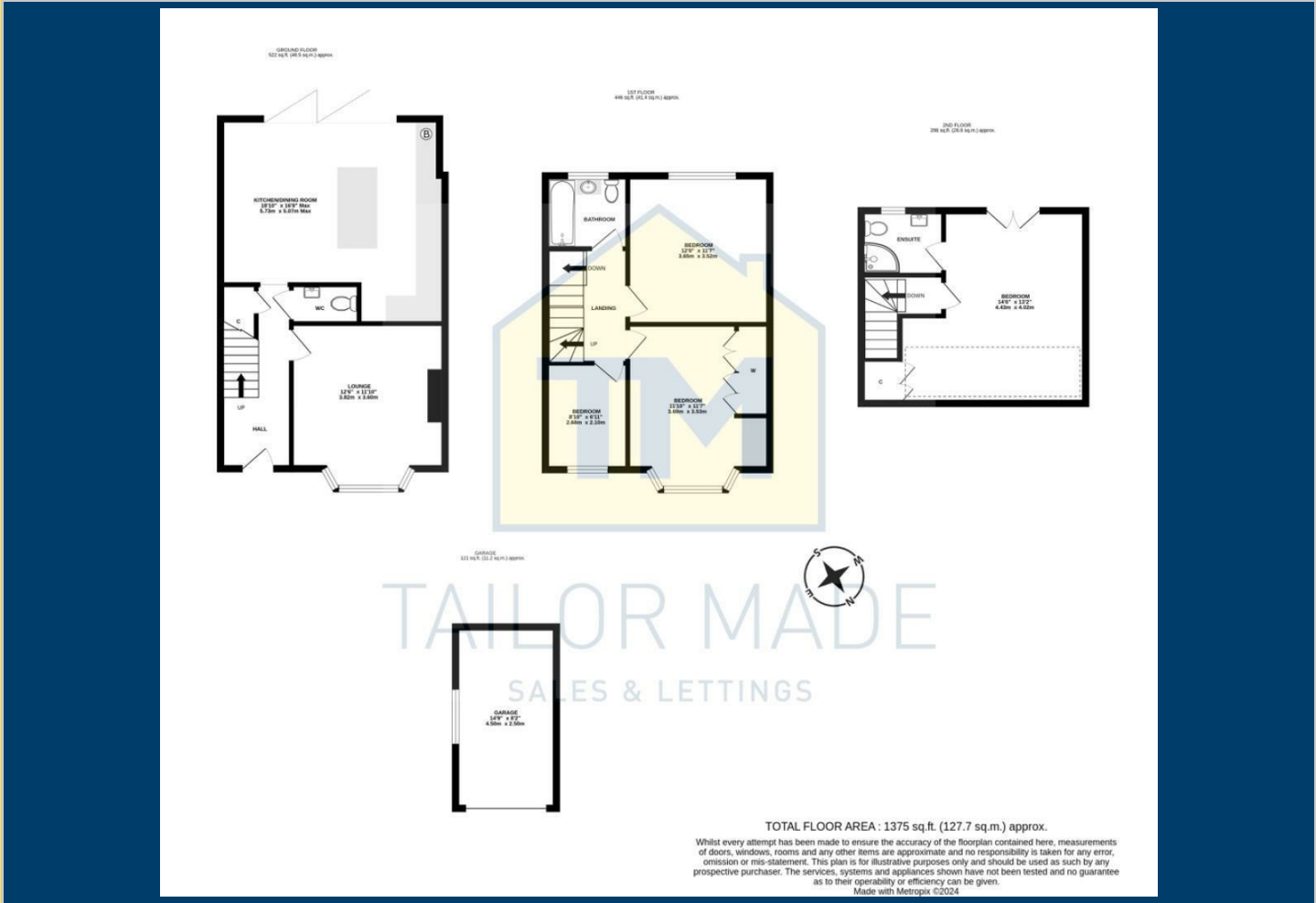
Hybrid Map



Terrain Map



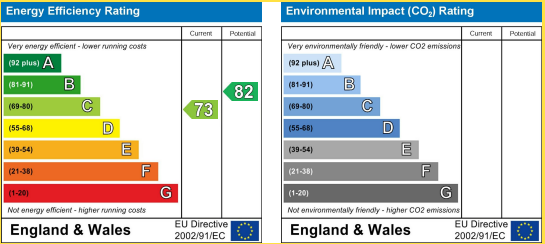
Floor Plan



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.