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Property Experts



Bennetts Road
Keresley End CV7 8HY

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Nestled within the sought-after semi-rural setting of Keresley End, this substantial and beautifully proportioned semi-detached residence offers an exceptional amount of living accommodation extending to approximately 2,345 sq.ft., combining generous room sizes with versatile family living across two floors.

The property is approached via an inviting entrance hall which immediately sets the tone for the spacious accommodation throughout. To the front of the home is an elegant principal lounge, a superbly sized reception room ideal for both formal entertaining and relaxed family living, enhanced by excellent natural light and a feature fireplace creating a warm and welcoming focal point.

Positioned to the rear of the property is a further reception room currently arranged as a snug/dining room, providing highly versatile additional living space perfect for family gatherings, children's play space or a more formal dining environment. This room flows naturally through to the impressive breakfast kitchen, creating an excellent sociable layout for modern day living.

The heart of the home is undoubtedly the expansive breakfast kitchen, beautifully proportioned and offering ample space for dining and entertaining. With an abundance of worktop and storage potential together with direct access to the side of the property, the kitchen is perfectly suited to busy family life. Adjoining the kitchen is a practical utility room and separate shower room, ideal for day-to-day convenience and particularly useful for those with pets or outdoor lifestyles. A dedicated boot room further enhances the practicality of the home and provides excellent additional storage.

There is also access to a cellar should you need extra storage.

selling quality
property since 1995









Dimensions

GROUND FLOOR

Entrance Hallway

Lounge

4.83m x 4.24m

Snug/Dining Room

4.85m x 4.19m

Kitchen

5.56m x 4.50m

Utility Room

Shower Room

Boot Room

2.64m x 1.65m

FIRST FLOOR

Bedroom

5.56m x 4.50m

Bathroom

Bedroom

4.85m x 4.22m

Bedroom

4.83m x 4.24m

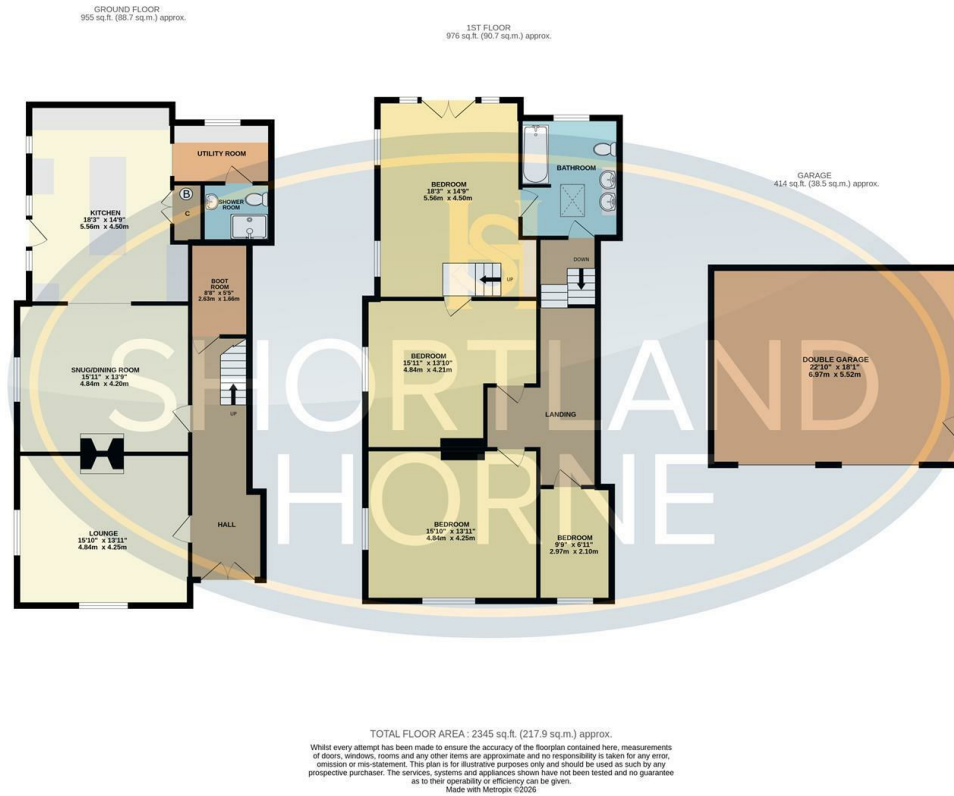
Bedroom

OUTSIDE

Double Garage

6.96m x 5.51m

Floor Plan



Total area: 2345.00 sq ft

Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing Strictly by arrangement through Shortland Horne.

Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Home property to confirm current availability.

Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

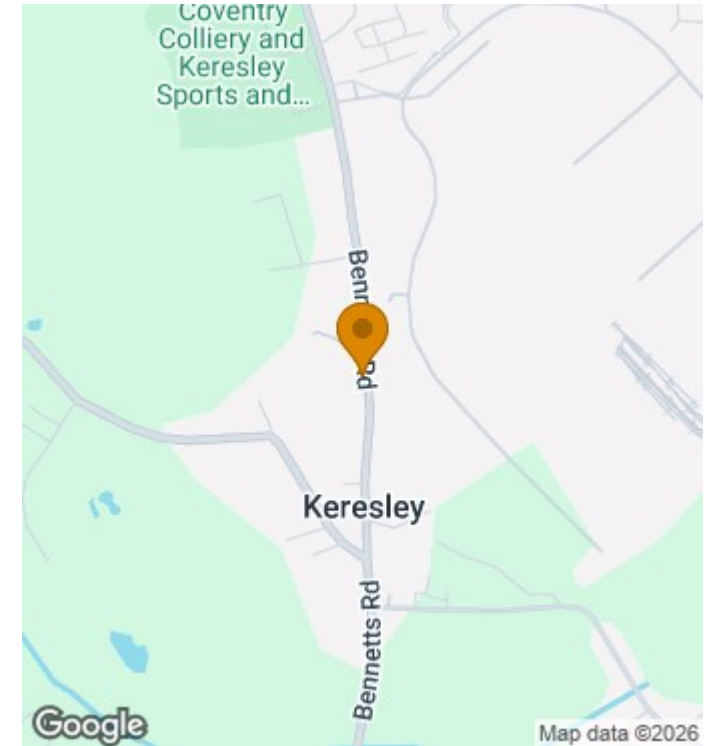
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

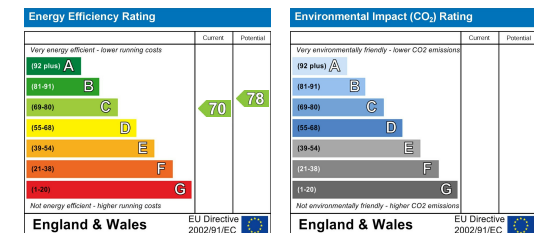
Referrals If Shortland Home have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA properlymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James' Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

Location Map



EPC



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