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Jefferson Way
Bannerbrook Park CV4 9AN

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A well-presented three-bedroom detached home situated within the popular Bannerbrook Park development, offering approximately 1,130 sq ft of accommodation, a generous rear garden, driveway and garage to the side, and the added benefit of no onward chain.

The property opens into a welcoming entrance hallway with access to a useful ground-floor utility/WC. To the front is a spacious living room, centred around a contemporary wood-burning stove which provides an attractive focal point to the room.

One of the standout features of the home is the impressive kitchen/dining room, fitted with a comprehensive range of modern units, generous worktop space and a selection of integrated appliances, including a wine cooler, with dedicated space for a freestanding cooker. There is ample room for a full-size dining table, creating an excellent everyday family and entertaining space.
Leading from the kitchen is the sunroom/conservatory, currently providing an additional reception area overlooking the garden. The layout also offers interesting future potential, with scope for a purchaser to consider replacing the existing conservatory with a more permanent extension running in line with the kitchen, subject to the necessary planning permissions and building regulations, which could create an impressive open-plan kitchen, dining and family space.

Upstairs, the principal bedroom is a generous double room with fitted wardrobes and its own en-suite shower room. There are two further bedrooms, together with the family bathroom.

Outside, the rear garden is a particularly good size and has been designed for relatively low maintenance, with a large artificial lawn, paved entertaining area and timber pergola providing an excellent space for outdoor seating and family use. To the side of the property is the driveway and garage, providing off-road parking and useful additional storage.

Jefferson Way forms part of the established and sought-after Bannerbrook Park development, well positioned for local shops, schools and everyday amenities, while also offering convenient access towards Coventry city centre, Warwick University, Tile Hill railway station and the A45 road network.
The property is offered with no onward chain, with the sellers purchasing a new-build property scheduled to be ready towards the end of October, making this an attractive option for buyers looking for a well-proportioned family home in a popular west Coventry location.

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Dimensions

Entrance Hallway
2.26m x 3.61m

Living Room
3.51m x 5.08m

Kitchen
5.08m x 3.45m

Sun Room
2.36m x 5.00m

Utility/WC

GROUND FLOOR

Bedroom One
3.23m x 3.51m

En-Suite
2.54m x 1.17m

Bedroom Two
3.45m x 2.84m

Bedroom Three
2.34m x 2.13m

Bathroom
2.11m x 1.65m

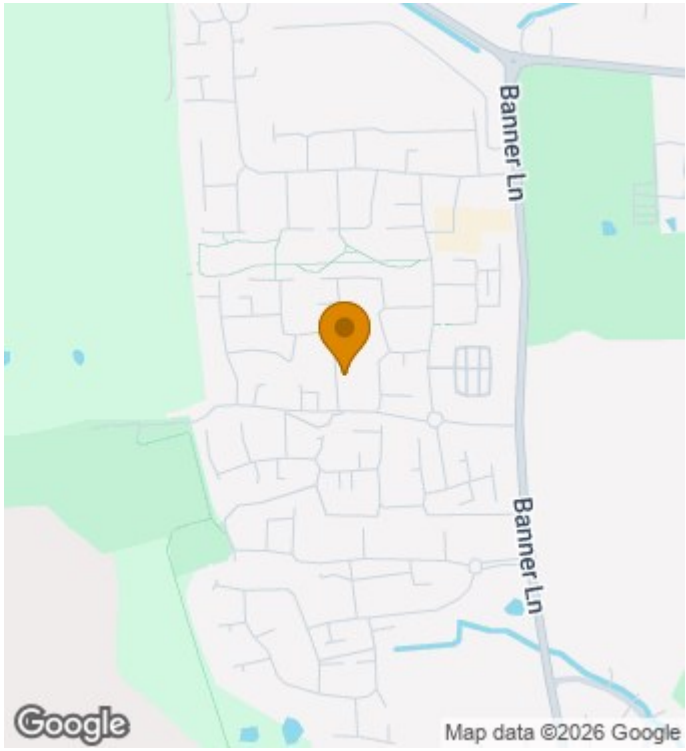
Garage

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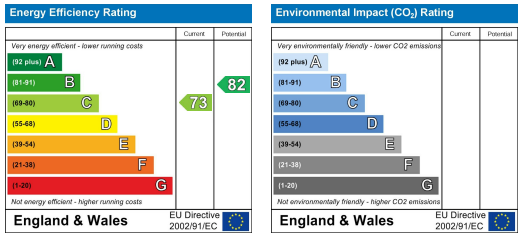
Floor Plan



Location Map



EPC



Total area: 1130.00 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 Horne 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 ccordance 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 Horne 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 propertymark 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's 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.

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