



TAILOR MADE
SALES & LETTINGS



Foreland Way

Keresley, Coventry, CV6 2NN

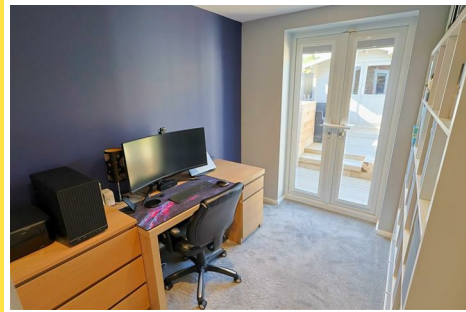
Asking Price £340,000



Foreland Way

Keresley, Coventry, CV6 2NN

Asking Price £340,000



Tailor Made Sales and Lettings are delighted to bring to market this stunning, largely extended and immaculately presented three /four bedroom detached family home. Tucked away on a peaceful cul-de-sac, in the popular area of Keresley, set amongst an excellent selection of local amenities, popular primary and secondary schools, including President Kennedy and St John Henry Newman Catholic School.

The ground floor has been largely extended, comprising a front entrance porch, converted garage providing an excellent sized family room / home office with valuable loft storage. There is a cosy front lounge with Amtico flooring and door leading into a lovely, open plan and extended, kitchen / dining room/ living area, great for entertaining and family time. There is a range of modern wall and base units, integrated appliances, moveable island unit, extended conservatory overlooking the garden, dual function air conditioning unit and under-stairs storage.

Flowing nicely from the kitchen / diner is a utility cupboard suitable for a stacking tumble dryer and washing machine with storage. There is a modern, fully tiled shower room, WC, wash hand basin with vanity unit and heated towel rail. An extended ground floor reception room / bedroom four with patio doors overlooking the garden, completes the spacious ground floor living accommodation.

The first floor landing area has a double glazed window to the side elevation, dual function air conditioning unit, access to a fully boarded and lit loft area, doors to all three first floor bedrooms and a lovely sized four piece family bathroom, comprising a bath tub, separate shower enclosure, WC, wash hand basin, radiator and two double glazed windows bringing in plenty of natural light.

Both double bedrooms have the benefit of fitted wardrobes, double glazed windows with fitted blinds and central heating radiators. The single bedroom is a good sized room with double glazed window, fitted blinds and built in storage.

There rear garden has been fully landscaped with newly installed two level decking area, built in bin storage, secure side access, lawn and shrub area and a large, insulated garden room with power, hard wired networking, lighting and double doors with glazed windows.

Full property summary

Entrance Porch

Double glazed door into the entrance hallway.

Entrance Hallway

Amtico Flooring, doors to the family room and lounge.

Family room

A spacious converted garage, now providing an excellent family room/Home office, hard wired networking, double glazed window to the front elevation with fitted blinds, radiator and valuable loft storage space with built in pull down ladder.

Lounge

Double glaze window to the front elevation with fitted blinds, radiator, antico flooring throughout and door leading into the open plan kitchen diner.

Open Plan Kitchen / Dining / Living

A spacious open plan extended kitchen, dining, living area. There is Amtico flooring throughout double glazed window overlooking the garden, central heating radiator and dual- function air-conditioning unit. The kitchen comprises a range of modern wall and base units, laminate countertops, inset stainless steel one and a half bowl sink drainer, integrated dishwasher, four ring induction hob, electric oven and extractor fan. There is a movable central island unit with space for breakfast barstools underneath and an archway leading into the conservatory area which provides ample, dining and living space overlooking the garden.

Utility Cupboard

Space and plumbing for a stacking tumble dryer and washing machine along with storage space.

Downstairs Shower Room

A beautiful modern fully tiled shower room, equipped with a walk-in shower enclosure, wash hand basin with vanity unit, WC, chrome heated towel rail, LED heated vanity unit with storage and shaver point within (for charging toothbrushes or shavers).

Home Office / Bedroom Four

Hard wired networking, double glazed patio doors overlooking the garden and central heating radiator.

First Floor Landing

Double glazed window the side elevation, dual function air conditioning unit, doors to all three bedrooms and the family bathroom.

Bedroom one

Double glazed window to the front elevation with fitted blinds, built in wardrobe and central heating radiator.

Bedroom Two

Double glazed window to the rear elevation with fitted blinds, built in wardrobe and central heating radiator.

Bedroom Three

Double glazed window to the front elevation with fitted blinds, built in wardrobe and central heating radiator.

Bathroom

A lovely sized four piece family bathroom, comprising a bath tub, separate shower enclosure, WC, wash hand basin, radiator and two double glazed windows bringing in plenty of natural light.

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.

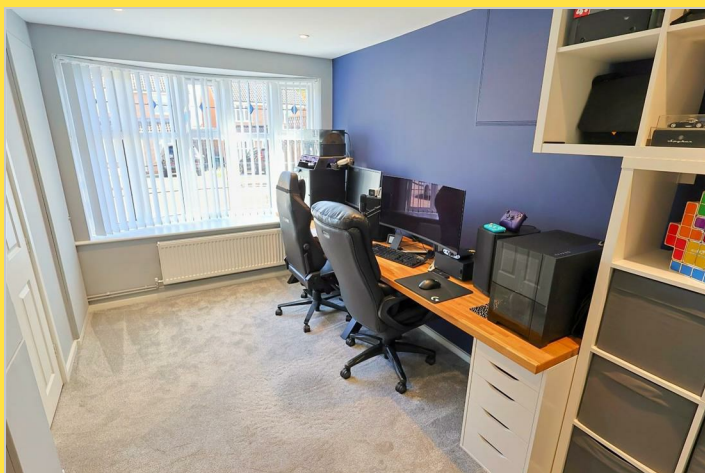
Please note some of our photographs may include the use of AI furnishings to demonstrate how a room could be presented.

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



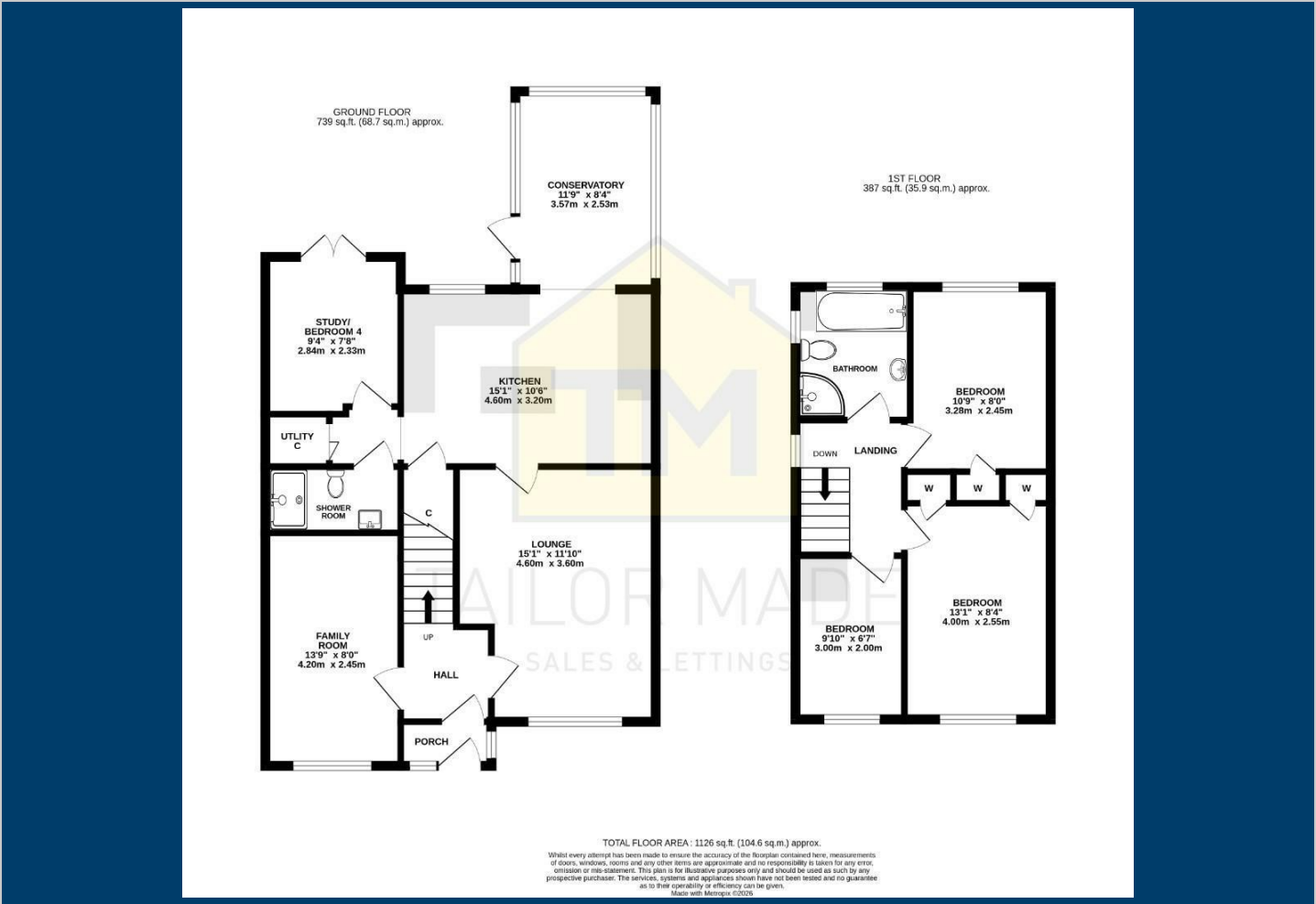
Hybrid Map



Terrain Map



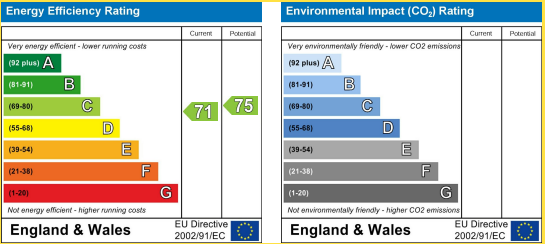
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.