



TAILOR MADE

SALES & LETTINGS



## Burnham Road

Whitley, Coventry, CV3 4BU

Offers Over £250,000



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Tailor Made Sales and Lettings are delighted to present this beautifully presented and thoughtfully extended three bedroom semi-detached family home, situated in the popular residential area of Whitley, Coventry.

Having undergone a programme of stylish improvements, this impressive property effortlessly combines modern contemporary living with practical family accommodation. The standout feature is undoubtedly the stunning, newly renovated and extended open plan kitchen, dining and family area, creating a fantastic space for everyday living, entertaining and spending time together.

Upon entering the property, you are welcomed into a beautifully presented home finished with a modern and tasteful interior throughout.

The cosy front lounge provides an impressive bespoke media wall incorporating a recessed television and contemporary feature electric fireplace. A large bay window allows plenty of natural light to fill the room, while glazed oak-effect bi-folding doors connect the lounge with the extended kitchen, offering flexibility between the two living spaces.

The real heart of this home is the spectacular extended open plan kitchen, dining and family area. Recently renovated to an excellent standard, this striking space features a range of sleek, contemporary dark grey kitchen units, contrasting work surfaces, integrated cooking appliances and a central island incorporating an induction hob and breakfast bar seating.

The kitchen flows seamlessly into the extended family area, where roof-lights flood the space with natural

light, creating a bright and welcoming environment. French doors provide direct access to the rear garden, making this an ideal setting for summer entertaining and modern family life.

Completing the ground floor accommodation is the added convenience of a modern downstairs WC.

To the first floor, the property offers three bedrooms, providing versatile accommodation for growing families, guests or those requiring a dedicated home office.

The bedrooms are complemented by a family bathroom fitted with a white suite comprising a panelled bath with shower over, wash hand basin and WC.

Externally, the property continues to impress. To the front is a generous block-edged driveway providing valuable off-road parking, while the home further benefits from newly installed flush casement double glazed windows and a contemporary composite front entrance door, enhancing both its appearance and practicality.

To the rear is an attractive landscaped garden, thoughtfully arranged to provide an enjoyable outdoor space for the whole family. A raised timber decked terrace offers an ideal area for outdoor dining and entertaining, with steps leading down to a lawned garden enclosed by timber fencing.

Located within the established and popular residential area of Whitley, the property is conveniently positioned for access to local amenities, schools, Coventry city centre and the surrounding road network.

Tel: 024 76939550

### 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.

### 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.

### 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.



Road Map



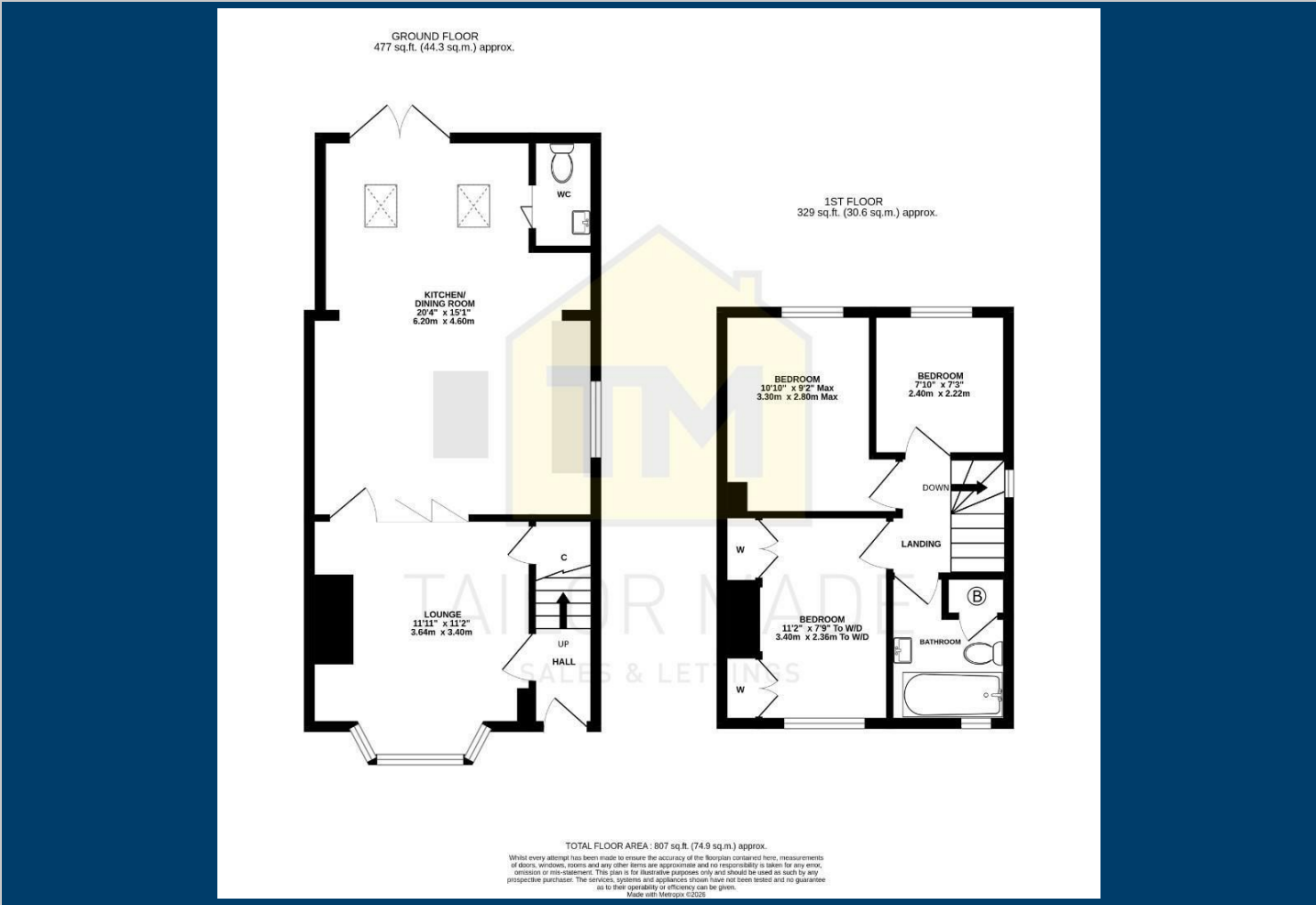
Hybrid Map



Terrain Map



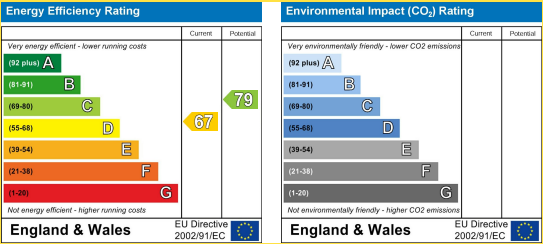
Floor Plan



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.