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Bennetts Road South
Keresley CV6 2FU

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Situated in a popular residential location, this well-proportioned three-bedroom semi-detached home offers spacious and versatile accommodation ideal for families, first-time buyers or investors alike.

The property is approached via an enclosed porch leading into a welcoming entrance hall with stairs rising to the first floor and useful under-stairs storage. To the front of the property is a generous lounge featuring ample natural light and plenty of space for both relaxing and entertaining. A separate dining room provides an ideal setting for family meals and social occasions, with direct access through to the fitted kitchen.

The kitchen is well arranged with a range of wall and base units, work surfaces and access into the garden room at the rear. The additional garden room offers flexible living space and could be utilised as a second sitting area, home office, playroom or entertaining space, with views and access onto the rear garden.

To the first floor, the property comprises three bedrooms, including two spacious double bedrooms and a well-sized single bedroom, ideal for a child's room, nursery or study. A modern shower room completes the first-floor accommodation.

Bennetts Road South is located in the Keresley/Whitmore Park area of northern Coventry, a predominantly residential part of the city that is popular with families and commuters. The area offers a mix of traditional semi-detached homes, local amenities and convenient transport links, while still being close to green open spaces.

Families are well catered for with several schools nearby. Primary options include Keresley Grange Primary School, Whitmore Park Primary School and Holy Family Catholic Primary School, while secondary education is served by President Kennedy School and Cardinal Newman Catholic School, both of which are well regarded locally. President Kennedy School's catchment area specifically includes Bennetts Road South.

For everyday shopping, residents have access to local convenience stores along Bennetts Road South and Keresley Green Road, including nearby Co-op, Nisa and independent takeaways and services. Larger supermarkets are only a short drive away, including Tesco Extra and Asda Coventry Jubilee Crescent Supermarket. The area also benefits from pharmacies, medical centres and small local businesses nearby.

Green space is another strong point of the area. Residents are within easy reach of Coundon Hall Park, Holbrooks Park and Longford Park, all offering recreational space, walking routes and children's play areas. War Memorial Park, one of Coventry's best-known parks, is also accessible by car.

Transport connections are convenient for both local travel and commuting. Regular bus services operate along Bennetts Road South, and the property is well positioned for

selling quality
property since 1995




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Custom text box
MUM MAKES THE BEST SHEPHERDS PIE
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Dimensions

GROUND FLOOR

W/C

Entrance Porch

Hallway

Lounge
3.89m x 3.89m

Dining Room
3.89m x 3.53m

Kitchen
4.50m x 2.34m

Garden Room
3.48m x 2.97m

FIRST FLOOR

Bedroom
3.89m x 3.33m

Bedroom
3.53m x 3.33m

Bedroom
2.69m x 2.34m

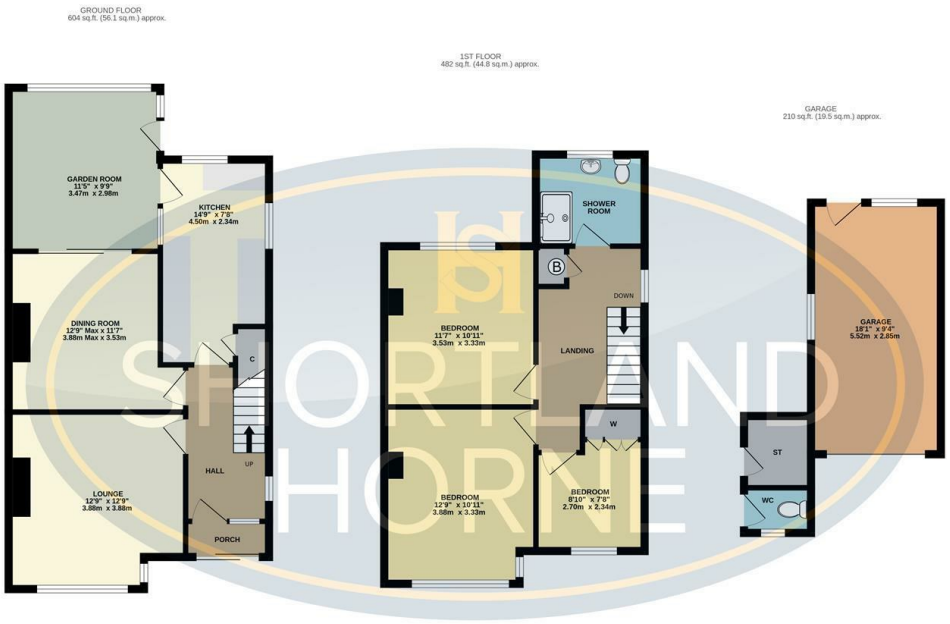
Shower Room

OUTSIDE

Garage
5.51m x 2.84m

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Floor Plan



TOTAL FLOOR AREA : 1296 sq.ft. (120.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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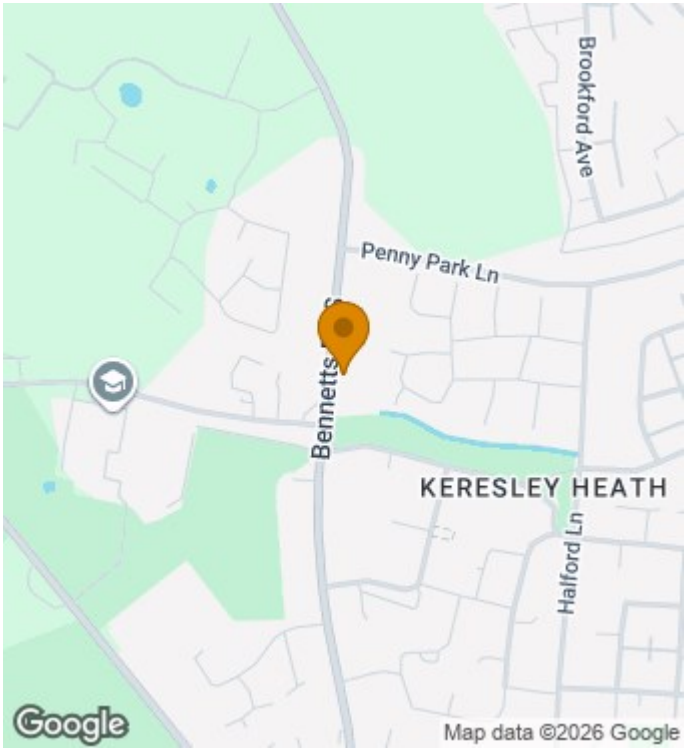
Total area: sq ft

Disclaimer

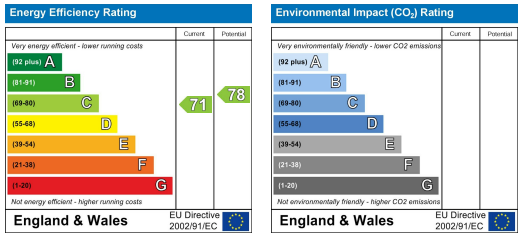
Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown 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.

Location Map



EPC



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