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Keresley Road
CV6 2JE

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AN EXTENDED AND TASTEFULLY DECORATED FAMILY HOME WITHIN EASY REACH TO PRESIDENT KENNEDY ACADEMY, CARDINAL NEWMAN SCHOOL & COUNDON COURT SCHOOL.

This lovely four-bedroom terrace home has been cleverly extended to suit the modern family and is presented where the buyer(s) can move straight in and is conveniently positioned to local schools, shops and the M6 motorway.

The ground floor offers a storm porch, an entrance hallway with doors leading off to a lounge/diner with a lovely bay window, a family room, an extended kitchen with a gas cooker and spaces a dishwasher, a washing machine and a fridge/freezer.

On the first floor you will find a lovely family bathroom, two double bedrooms and a family room.

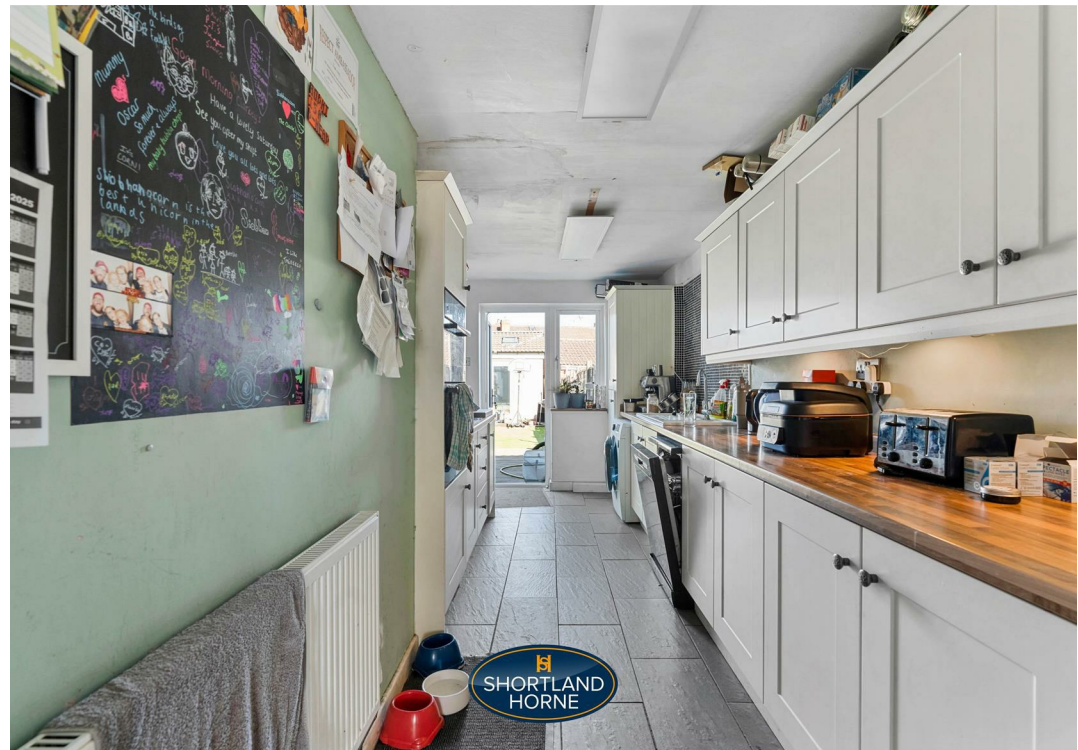
There is a further staircase from the landing that leads you up to the second floor that boasts a further double bedroom with access to a en-suite shower room.

Outside to the front of the property is block paved driveway and to the rear is a fully enclosed lawned garden with a patio and access to a garage.

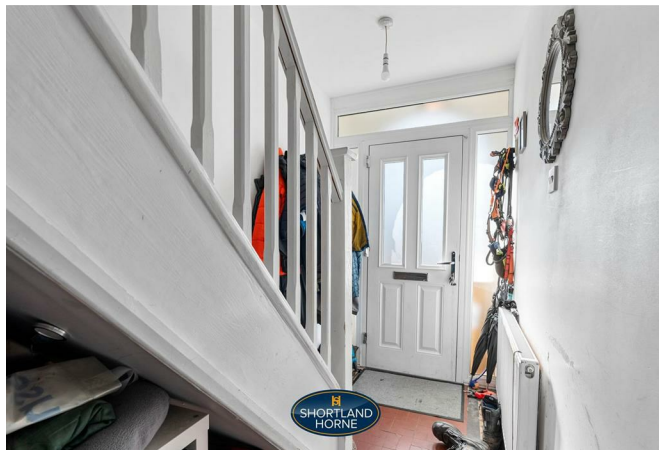
This property is to a very high standard and must to be viewed to fully appreciate.

selling quality
property since 1995









Dimensions

GROUND FLOOR

Porch

Entrance Hallway

Lounge/Dining Room

6.60m x 3.56m

Family Room

3.51m x 2.39m

Kitchen

6.10m x 2.34m

FIRST FLOOR

Bedroom One

3.28m x 3.20m

Bedroom Two

3.28m x 3.25m

Bedroom Three

2.01m x 1.88m

Bathroom

SECOND FLOOR

Bedroom Four

3.10m x 2.92m

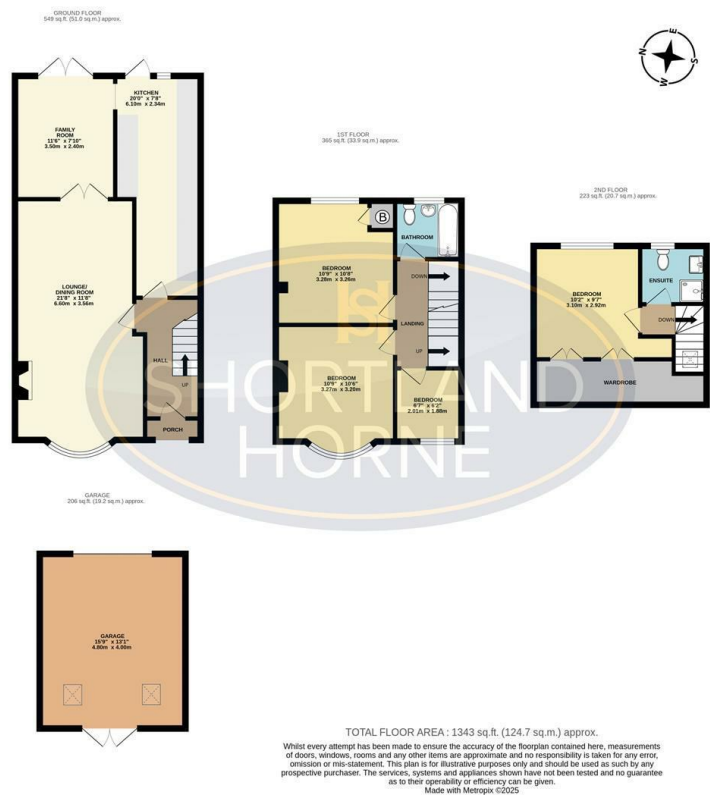
En-Suite

OUTSIDE

Garage

4.80m x 3.99m

Floor Plan



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

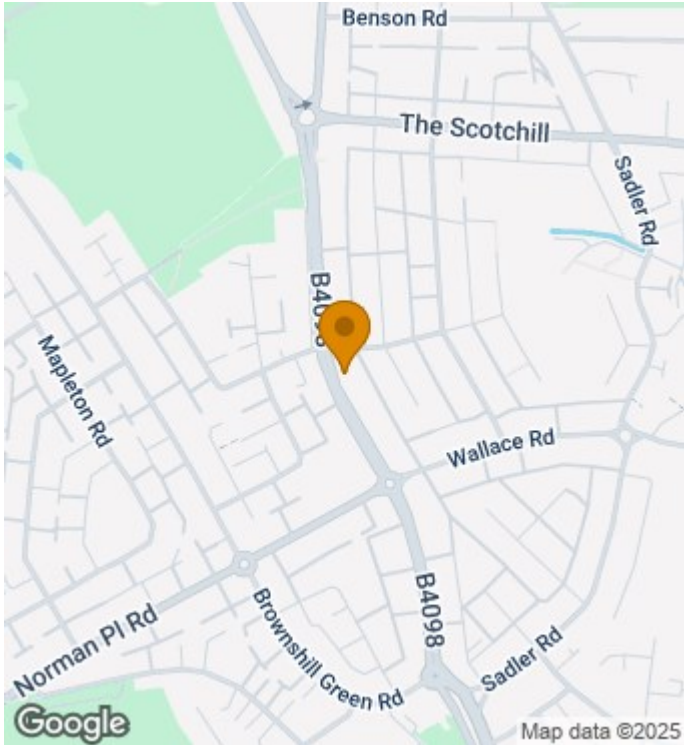
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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.

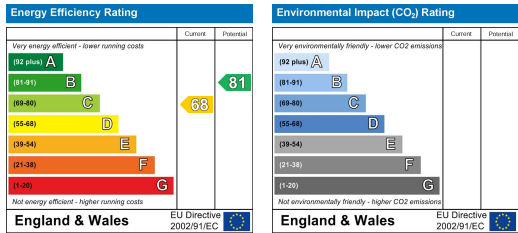
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending 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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