



TAILOR MADE

SALES & LETTINGS



Herrick Road

Poets Corner, Coventry, CV2 5JN

£1,095 Per Month



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Property Summary

Tailor Made Sales and Lettings are delighted to bring to market this immaculately presented, three bedroom family home in Poets Corner.

The property has been maintained to a high standard ; modern throughout with a desirable Kitchen Diner and tasteful decoration.

On the ground floor, there is an Entrance Hallway, Living Room and Kitchen Diner.

To the first floor, you find three good size Bedrooms, and a modern Family Bathroom.

There is a good size, fence enclosed garden to the rear of the property.

Presented Unfurnished, and available NOW.

Entrance Hallway

Stairs to First Floor, door to Living Room and Kitchen Diner.

Living Room

Bay fronted double glazing, gas central heating.

Kitchen Diner

Dining area, with patio doors to rear garden, providing ample natural lighting. Leading to kitchen space ,with a range of wall and base grey units, breakfast bar space for dining, intergrated fridge freezer, space for washing machine, electric cooker with hob and built in extractor hood. Sink with mixer tap. Door to rear of property to access garden.

First Floor Landing

Doors to three bedrooms and family bathroom.

Master Bedroom

Bay fronted double glazing, gas central heating.

Bedroom Two

Double glazing to rear elevation, gas central heating.

Bedroom Three

Double glazing to front elevation, gas central heating.

Bathroom

Black tiled Bathroom, with white gloss vanity sink and WC unit. P-shaped bath, with shower screen and shower over. Heated towel rail and frosted window to the rear elevation.

Garden

Low maintenance patio area, with turf and shed to the rear. Fence enclosed.

ABOUT US

Tailor Made Sales & Lettings is a family run business established in 2016. The company is built on strong core values: a belief that an honest, reliable and efficient approach is essential in building trust and credibility. Tom Glancy, Director of Tailor Made Sales & Lettings, has 17 years Estate Agency experience and is a member of the NAEA, Property Ombudsman and Safe Agent giving all our clients and customers the guarantee that they are in safe hands.

The business will not only offer all aspects of Estate Agency (including Sales, Lettings and Property Management) but will also provide invaluable advice and recommendations for Solicitors, Financial Advisors and Surveyors to support you and your family throughout the entire moving process. Tailor Made Sales & Lettings takes an innovative approach to the industry, offering a flexible and transparent fee

structure. This gives you the opportunity to create the best package for your individual requirements.

The internet has transformed the way we search, sell and let properties. Present high street estate agents act as intermediaries, leading to colossal fees and commissions: you have every right to question whether this added cost is acceptable. We believe Tailor Made Sales & Lettings are different. Our unique approach will save you money, provide peace of mind and, most importantly, ease the stress of any move or letting.

If you would like to know more about the services we provide and you have a property to sell then you can visit the packages section of our website on www.tmonline.co.uk/packages/

Agents Disclaimer - Let

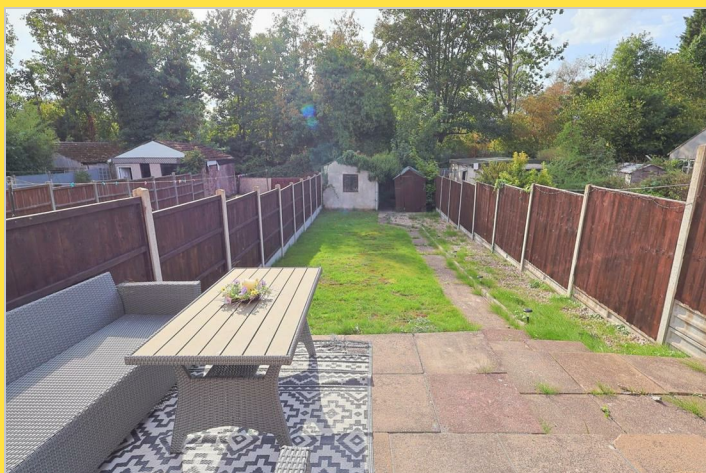
While we endeavour to make our lettings particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point of which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially 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 that the furniture, fixtures & appliances included within the marketing photos may not be a true representation of that which will be included in any potential let. Details of the furniture, fixtures & appliances to be included are usually detailed within the property description.

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



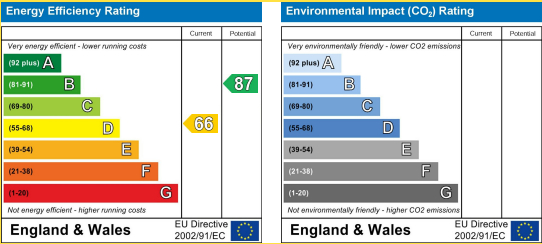
Floor Plan



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.