



TAILOR MADE

SALES & LETTINGS



Hillmorton Road

Spirit Quarters, Coventry, CV2 1FT

£1,250 Per Month



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Full description

Tailor Mades Sales & Lettings are pleased to bring to market this End Terraced property in the modern Spirit Quarters Development.

The ground floor is comprised of a hallway leading to all principle rooms, with well sized reception room, kitchen diner & guest W/C.

To the first floor there are three bedrooms, two of which are doubles. The master bedroom further benefits from an ensuite, and there is a separate family bathroom also.

Off road parking is available, the property is presented unfurnished, and available early September 2025.

Front of Property

Pedestrianised frontage, small gated garden, entrance door to hallway.

Entrance Hallway

Entrance Hallway with access to all principle ground floor rooms, stairs to first floor.

Guest W/C

Guest W/C with toilet & sink.

Kitchen/Diner

Kitchen with a selection of wall & floor units as well as white goods.

Reception

Reception Room to the rear of the property, patio doors to the rear garden, storage cupboard.

Stairway & Landing

Stairway leading to landing.

Master Bedroom

Master Bedroom to the rear of the property, with ensuite.

Ensuite

Ensuite shower room with shower cubicle with shower, toilet & sink.

Bedroom Two

Double Bedroom to the front aspect of the property.

Bedroom Three

Third Bedroom to the front aspect of the property.

Family Bathroom

Family Bathroom with bath with shower over, sink, toilet & radiator.

Rear Garden

Rear Garden with patio & lawned areas. Gate leading to parking spaces.

Parking

Two allocated parking spaces to the rear of the property.

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.

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/



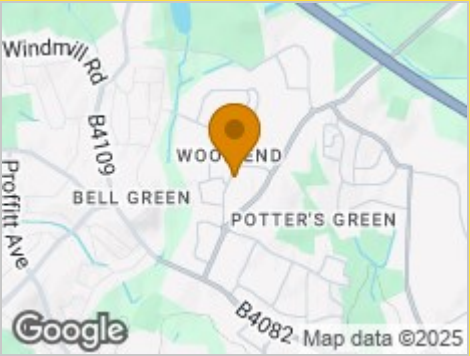
Road Map



Hybrid Map



Terrain Map



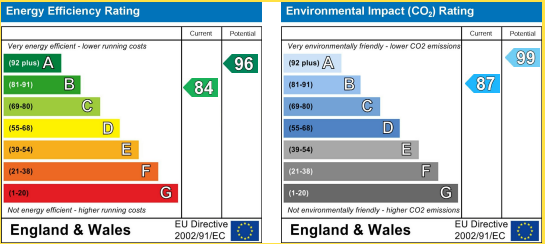
Floor Plan



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.