



TAILOR MADE
SALES & LETTINGS



Southbank Road

Coundon, Coventry, CV6 1FB

£1,250 Per Calendar Month



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Property Summary

Tailor Made Sales and Lettings are delighted to bring to market this extensively renovated double bay fronted End Terrace in the popular area of Coundon. The property has been extensively extended, creating excellent downstairs space for modern living.

Positioned on a prominent corner plot, the property benefits from off-road parking, Gardens to side and rear and an attached Garage. The property is conveniently located a short walk from popular Cafes, local shops & an excellent selection of local amenities and schooling.

The ground floor briefly comprising of; large entrance hallway, through lounge diner, Utility W/C and extended kitchen diner to the rear with the benefit of fitted appliances & bifolding doors.

To the first floor; there are two Double Bedrooms, a well size single Bedroom and modern family Bathroom.

Presented unfurnished and available now.

Entrance Hallway

UPVC front door, Utility W/C, doors off to Lounge and Kitchen Diner. Stairs to first floor.

Lounge

Bay fronted, through lounge. Brand New Carpets, gas central heating radiator.

Extended Kitchen Diner

Large Kitchen Diner with breakfast island, range of white gloss wall and base units. Under counter oven & glass hob. Bi-fold doors leading to Garden.

Utility W/C

Utility W/C, toilet with water saving sink over, gas

central heating radiator & space/fixtures for laundry appliances.

Stairway/Landing

Stairway leading to first floor landing, doors to all principle first floor rooms.

Bedroom One

Bay fronted Double Bedroom, carpeted with gas central heating.

Bedroom Two

Double Bedroom with gas central heating and double glazed window to rear elevation

Bedroom Three

Single bedroom, central heating radiator & double glazed window to the front elevation.

Bathroom

Modern Bathroom with Bath with shower over, glass shower screen, heated towel rail, separate W/C and vanity unit with sink.

Garden

Landscaped Rear & Side Gardens.

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

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.

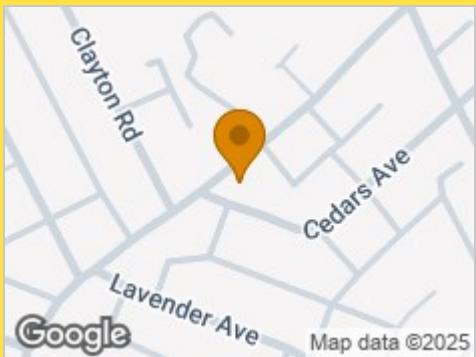
The measurements indicated are supplied for guidance only and as such must be considered incorrect.

Please note 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



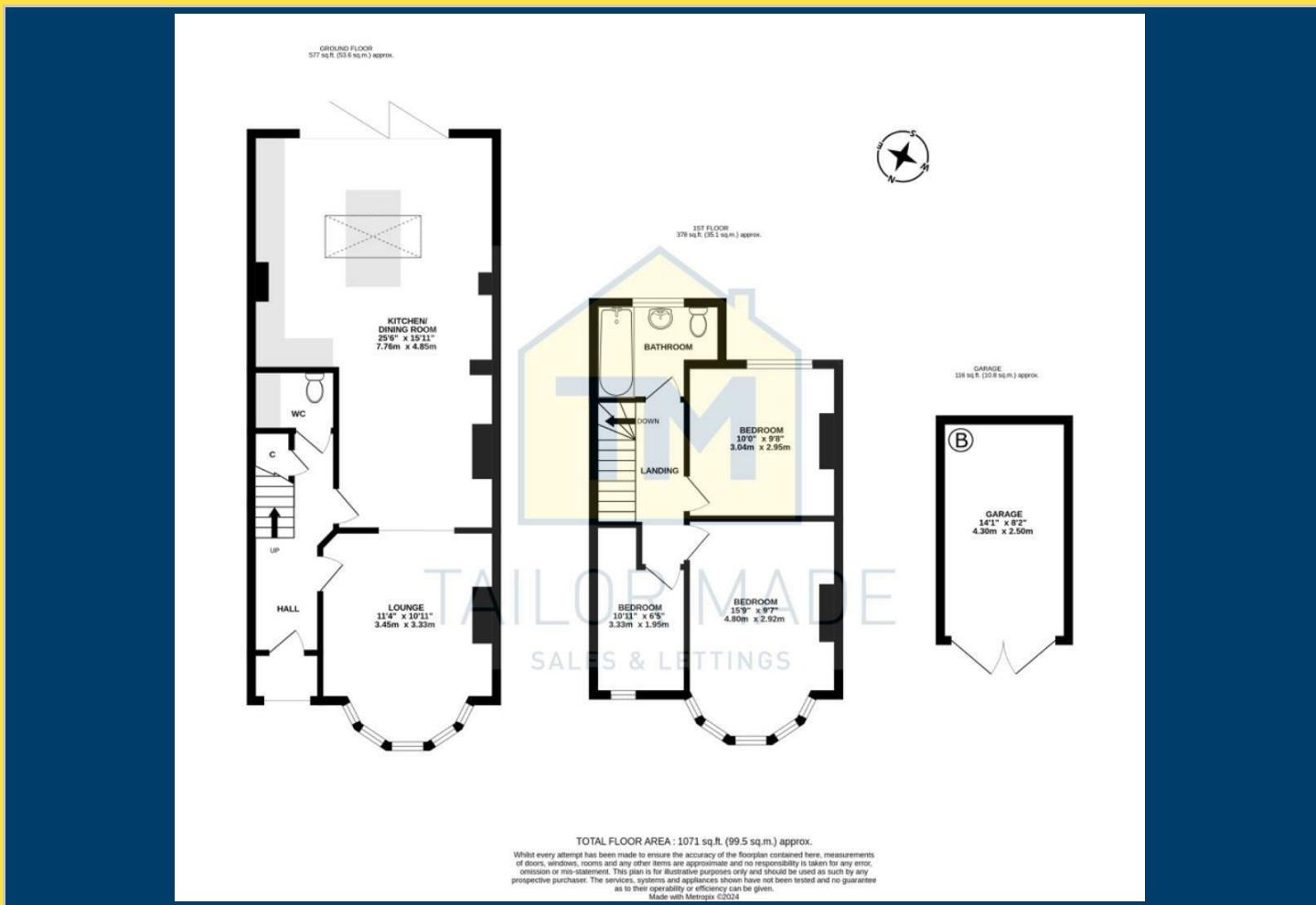
Hybrid Map



Terrain Map



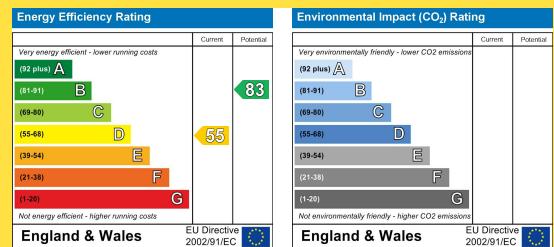
Floor Plan



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.