



TAILOR MADE  
SALES & LETTINGS



## Lincroft Crescent

Chapelfields, Coventry, CV5 8GW

Asking Price £220,000



# Lincroft Crescent

Chapelfields, Coventry, CV5 8GW

Asking Price £220,000



## Property Overview

Tailor Made Sales & Lettings are pleased to bring to market this well sized family home in the ever popular Chapelfields area of Coventry, an area well served of local amenities including shops and public house, and excellent transport links to City Centre.

This double bay fronted 3 bedroom mid-terrace property benefits from well proportioned ground floor living, with reception room, dining room & kitchen to the rear. The property is well looked after throughout, an excellent first time purchase or opportunity to improve.

To the first floor there are three bedrooms, two of which are double & a family bathroom.

To the front of the property there is a driveway providing off-road parking & to the rear there is a garden with concrete garage to the far end.

This property is presented to market with no onward chain.

## Front of Property

Quiet residential crescent, driveway front entrance with storm porch.

## Entrance Hallway

Entrance Hallway with doors to all principle ground floor rooms & stairs leading to first floor.

## Reception Room

Reception with box bay window to the front aspect.

## Dining Room

Dining Room with window to the rear aspect, open to the kitchen.

## Kitchen

Kitchen with a selection of wall & floor units & door to rear garden.

## Outhouse W/C

Outhouse W/C.

## Bedroom One

Double Bedroom with box bay to the front aspect.

## Bedroom Two

Double Bedroom to the rear of the property with window to the rear & built in storage.

## Bedroom Three

Single Bedroom to the front aspect.

## Family Shower Room

Modern shower Room with a W/C, pedestal sink & corner shower cubicle.

## Rear Garden

Rear Garden with lawned area, outhouse W/C & concrete garage.

## 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/](http://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.

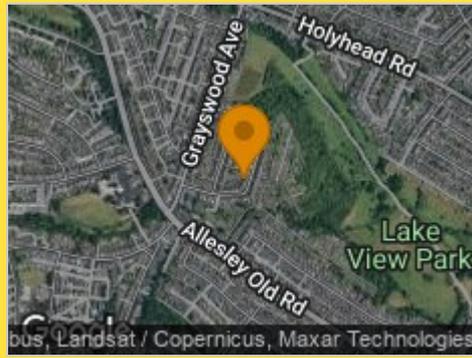
These particulars are issued in good faith but do not constitute representations of fact, or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.



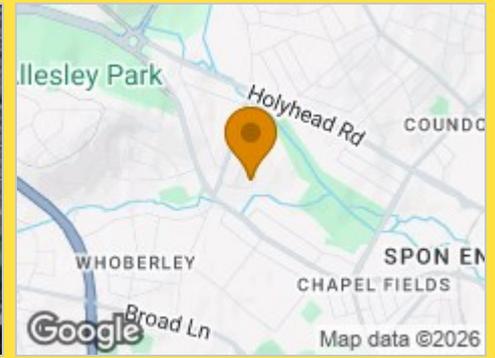
## Road Map



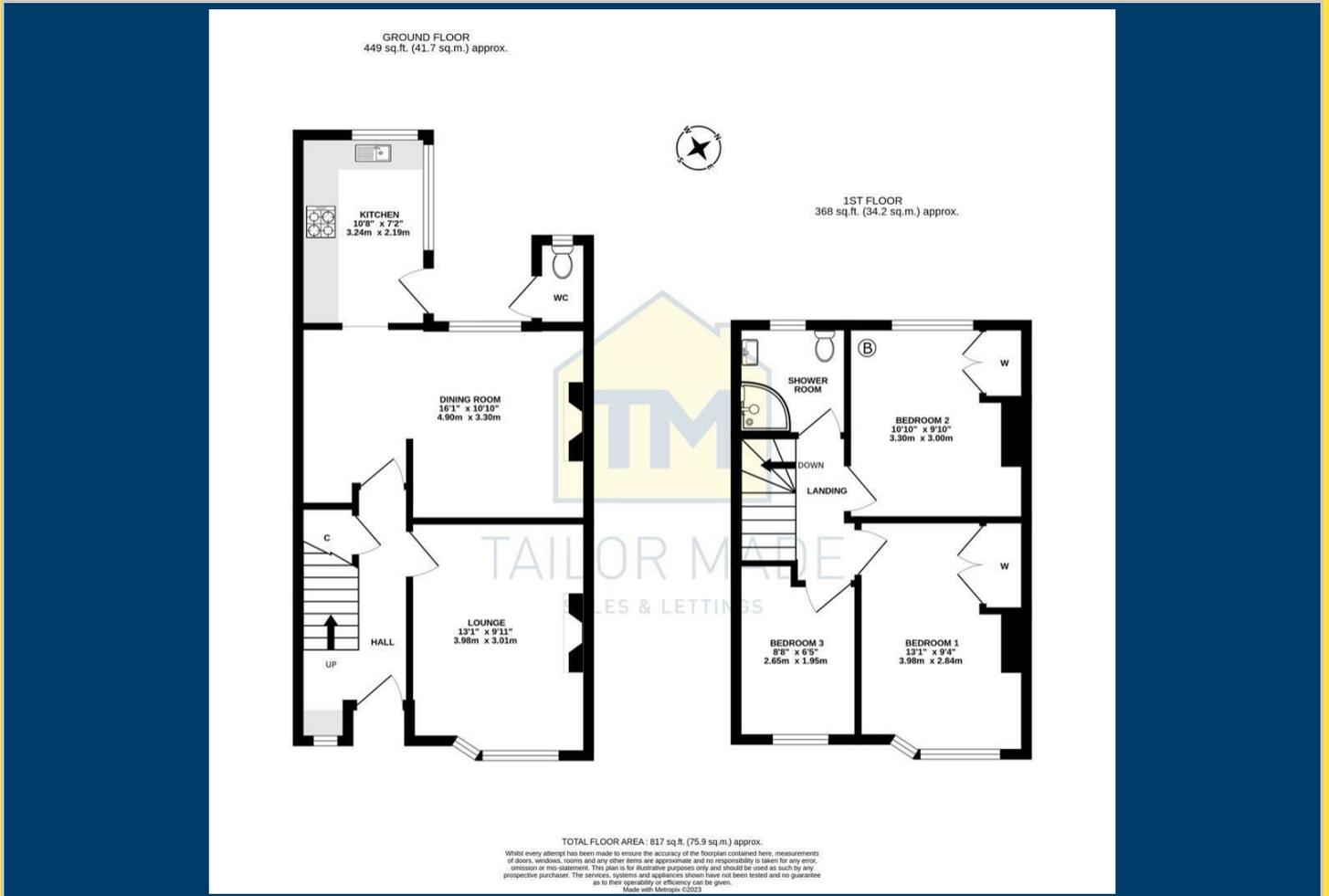
## Hybrid Map



## Terrain Map



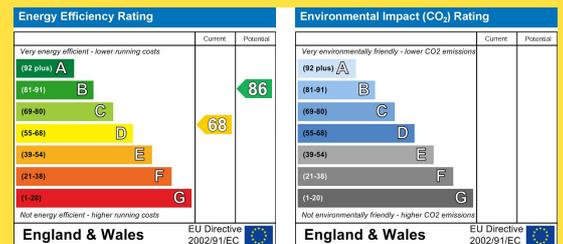
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.