



TAILOR MADE  
SALES & LETTINGS



## Wyken Croft

Wyken, Coventry, CV2 3AA

£1,095 Per Calendar Month



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## Property Overview

Tailor Made Sales & Lettings are pleased to bring to market this recently refurbished mid terrace property in the popular Wyken area of Coventry. Located close to UHCW, the property has been renovated throughout & benefits from new carpets and decoration.

To the ground floor, there is an entrance porch, hallway, bay fronted reception room, dining room & modern galley kitchen.

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

Presented unfurnished & available now.

## Front of Property

Front of Property with front garden leading to the entrance porch.

## Entrance Hallway

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

## Reception Room

Bay fronted Reception Room with radiator & window to the front aspect.

## Dining Room

Tiled Dining Room with radiator & patio doors to the rear aspect.

## Kitchen

Modern Kitchen with a selection of wall and floor units, eye level oven, stainless steel gas hob & composite sink. Door to garden.

## Stairway/Landing

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

## Bedroom One

Bay fronted double Bedroom with radiator and glazed unit to front aspect.

## Bedroom Two

Double Bedroom with radiator, built in wardrobes and window to the rear aspect.

## Bedroom Three

Single Bedroom with radiator and glazed unit to the front aspect.

## Bathroom

Modern Bathroom with bath with shower over, sink & W/C. Towel drying radiator & privacy glazed unit to the rear aspect.

## Garden

Private Rear Garden with patio and lawned areas. Concrete sectional Garage to the rear.

## Garage

Concrete sectional Garage to the rear of the Garden. Gated access to the rear.

## 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.

## 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/)



## Road Map



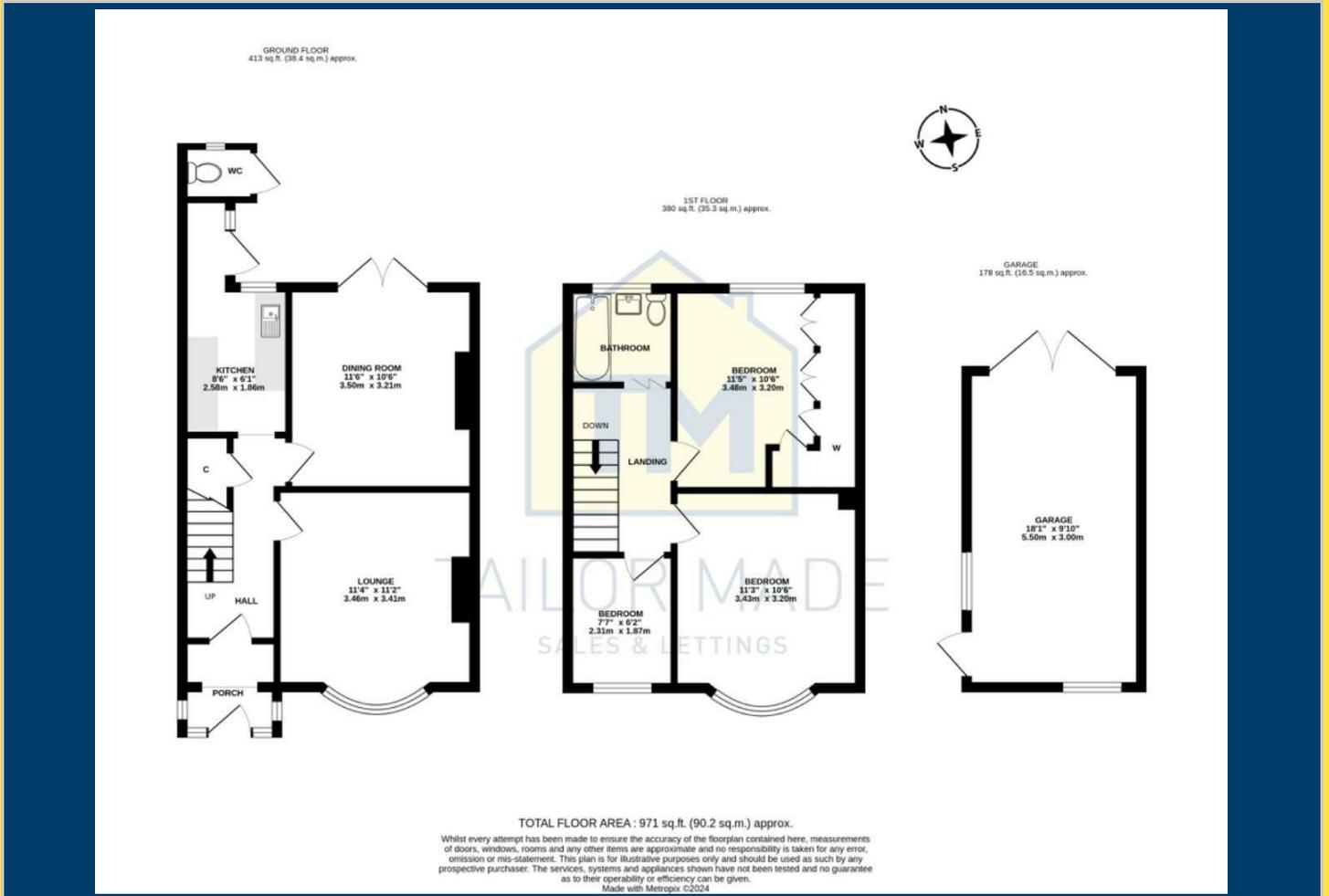
## Hybrid Map



## Terrain Map



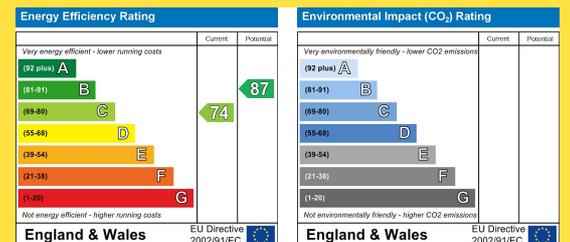
## Floor Plan



## 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.