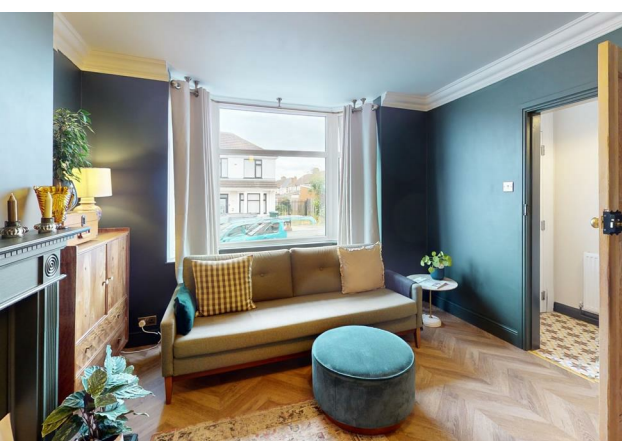


TACKFORD ROAD,

complete ●●●  
SALES & LETTINGS





Welcome to this immaculate terraced home, It boasts two good double bedrooms, a single bedroom, and two modern bathrooms. The property features two inviting reception rooms and a kitchen diner, perfect for hosting guests or for quiet evenings in. High ceilings and recent renovations add a unique touch of elegance and freshness. It's ideally located with easy access to public transport links, local amenities and a strong local community - a dream spot for families and couples alike. The added bonus of parking makes this an offer not to be missed.

#### To the Front of the property

You have a block paved driveway with a fence edge for one car.

#### Entrance hall

Tiled floor leading to the staircase and the living room.

#### Living room

4.01m x 3.58m (13'2 x 11'9)

A stylish living space with a feature fireplace, bay window, and solid wood doors.

#### Kitchen diner

3.10m x 4.75m (10'2 x 15'7)

A great space with plenty of worksurface and storage cupboards with space for a dining table and extra kitchen appliances.

#### Family room

4.39m x 3.96m (14'5 x 13'0)

A fantastic addition with patio doors to the garden, this is a versatile space to be used as needed.

#### Shower room

1.27m x 1.57m (4'2 x 5'2)

A modern shower room with a three-piece suite including a shower cubicle and finished with tiled walls.

#### Bedroom one

3.63m x 2.84m (11'11 x 9'4)

A good-sized double bedroom to the front of the property with storage space.

#### Bedroom two

3.07m x 2.69m (10'1 x 8'10)

To the rear of the property with large built-in wardrobes, one of which houses the boiler, and space for a double bed.

#### Bedroom three

3.02m x 1.83m (9'11 x 6'0)

A good-sized single bedroom to the front of the property is currently used as a dressing room.

#### Bathroom

1.65m x 1.63m (5'5 x 5'4)

A modern bathroom with a shower over the bath and a heated towel rail.

#### To the rear of the property /garage

The rear garden is low maintenance with two patios and artificial grass. You also have a large garage/storage space with rear access to the property from the gated communal access road.



**Local Authority**  
Coventry City Council

**Council tax band**  
A

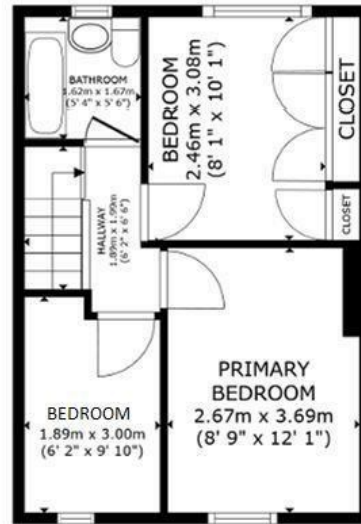
**Viewings**  
Strictly by appointment only with Complete Estate Agents.

**Location**  
Coventry is a cathedral city in the heart of England. Surrounded by beautiful Warwickshire countryside and part of the West Midlands region, Coventry is home to over 300,000 people making it the 11th biggest city in the UK. Coventry's history lies in manufacturing, with British cycle and motor history very much rooted in the city. Coventry was also famed for its ribbon industry and watch/clock making, although innovative technologies, retail, tourism and leisure now complement the more traditional areas of manufacturing. The city has two universities – the city centre-based Coventry University and the University of Warwick on the southern outskirts. Coventry is well connected by rail, with a direct service from Coventry to London Euston taking just 59 minutes. The M6, the M69 and the A45 are the city's main road links.





FLOOR 1



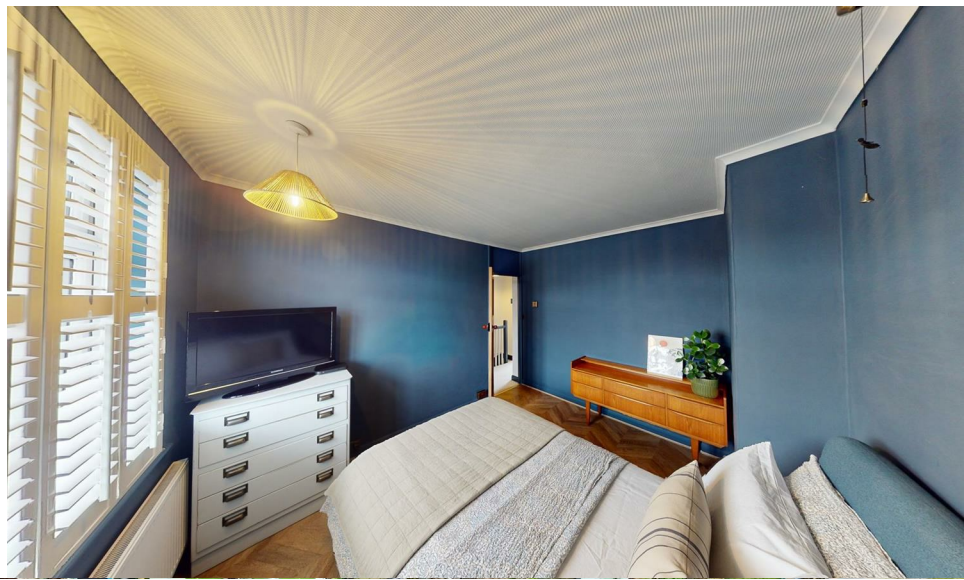
FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 51.4 m<sup>2</sup> (554 sq.ft.) FLOOR 2 32.0 m<sup>2</sup> (345 sq.ft.)  
TOTAL : 83.5 m<sup>2</sup> (898 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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- Modern, stylish decor
- Off road parking
- Extended

- Low maintenance garden
- Large garage
- A fantastic modern home with character



## TACKFORD ROAD, COVENTRY

Viewing - Arrangements can be made by Complete Estate Agents on: 01788 550 800

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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