



**Sandy Lane, Coventry, CV1 4BH**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

\*\*\* AVAILABLE IMMEDIATELY \*\*\* This delightful top-floor flat offers a perfect blend of comfort and convenience. This property has been completely renovated throughout with a brand new bathroom and kitchen with all new integrated appliances including fridge freezer, dishwasher, washer dryer and electric oven with electric hob and extractor over. There is a welcoming, spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests, complete with a private balcony. The layout is thoughtfully designed to maximise space and natural light, creating a bright and airy environment throughout. There are two well-proportioned bedrooms, both with fitted wardrobes and the principal bedroom including a second private balcony making this property ideal for couples, or individuals seeking a peaceful retreat in a vibrant community. The flat features a completely renovated and well-appointed bathroom, ensuring all your daily needs are met with ease. One of the standout features of this property is the availability of parking for one vehicle, a valuable asset in a bustling area. This convenience allows for easy access to local amenities and transport links, making commuting and exploring the wider Coventry area a breeze. Villiers House is known for its friendly neighbourhood and proximity to various shops, parks, and schools, making it an excellent choice for those looking to enjoy a balanced lifestyle. Energy Rating D. Council Tax Band B





## Key Features

- AVAILABLE IMMEDIATELY
- Top Floor Flat
- Completely Renovated Throughout
- Living Room with Private Balcony
- Modern Fitted Kitchen with Integrated Appliances
- Two Bedrooms with Fitted Wardrobes
- Modern Family Bathroom
- One Allocated Parking Space
- Council Tax Band B
- Energy Rating D

**PCM**  
**£895 PCM**



### Important Information About Tenancy Costs

A holding deposit equivalent to ONE WEEKS RENT is required to secure your interest in the property, until all checks have been completed.

Upon successful referencing contracts will proceed and move in details arranged, the holding deposit will be transferred to your account with Sheldon Bosley Knight and held towards the initial first month's rent unless otherwise agreed.

In case of the following conditions, the holding deposit will be retained, in full to cover company costs incurred:

- False, inaccurate, missing, or misleading information is supplied by you
- Failure by the applicants, or their referees, guarantors (or other third parties supplied by you and relating to your application) to complete the process and sign any Tenancy agreement within 14 days from the date of application (You must ensure that you advise all contacts beforehand that they will be contacted). Should we need to extend this deadline, we will email you to confirm and, in any event, when we inform you that references are complete, the deadline for contract signing will extend by one week (i.e. total 21 days from payment of the holding deposit).
- No legal authority to rent (Failing Right to Rent Checks)
- You and/or any of your co-applicants decide to withdraw from the process after this application is submitted to us.

### Online Viewings

Please be advised that due to high demand, all applicants are required to attend an in-person viewing of the property before submitting an application. Online viewings are for visual reference only and do not serve as a substitute for an in-person viewing.

### Living Room

14'6" x 12'6"

### Kitchen

6'3" x 9'8"

### Bedroom One

10'9" x 10'3"

### Bathroom

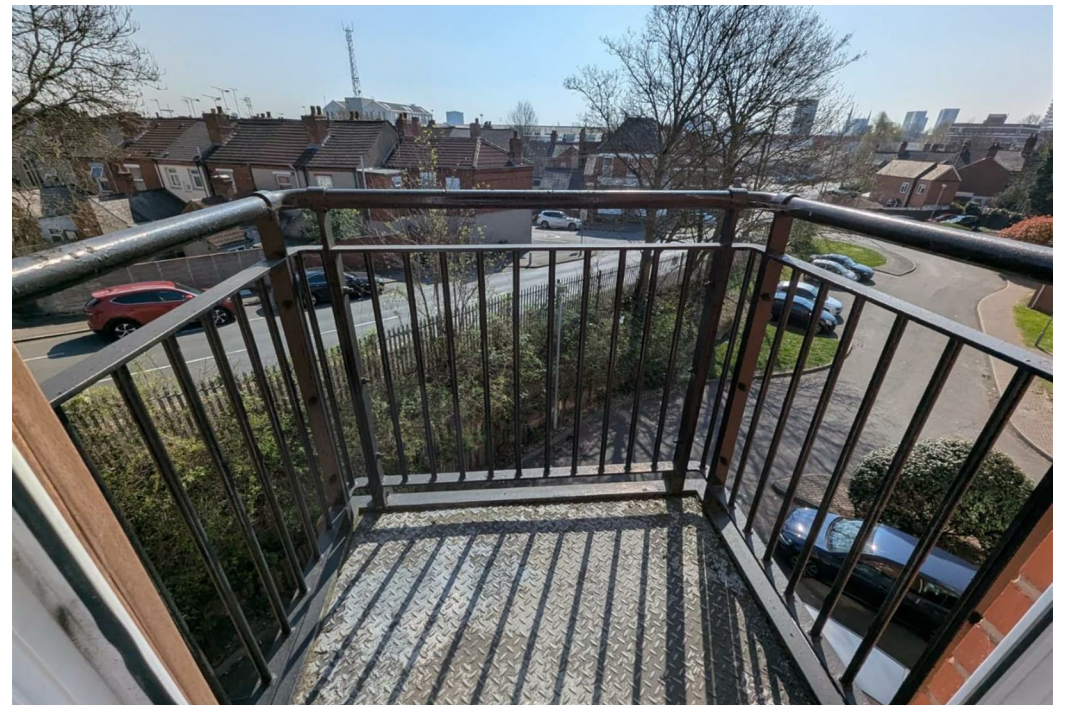
6'0" x 6'0"

### Bedroom Two

10'2" x 7'5"











# Floorplan

GROUND FLOOR



This floor plan is not to scale and is for guidance purposes only.  
Made with Metropix ©2025



EPC Rating - D

Tenure -

Council Tax Band - B

Local Authority

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

# Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

## To book a free no obligation market appraisal of your property contact your local office.

[sheldonbosleyknight.co.uk](http://sheldonbosleyknight.co.uk)



SALES

LETTINGS

PLANNING &  
ARCHITECTURE

COMMERCIAL

STRATEGIC  
LAND

NEW  
HOMES

BLOCK  
MANAGEMENT

RURAL



### DISCLAIMER

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