



TAILOR MADE
SALES & LETTINGS



19 Tarrant Walk Walsgrave

Walsgrave, Coventry, CV2 2JJ

£475 Per Month



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General Information

This double room is set in a professional house share based in Walsgrave, Coventry. Located within 10 minutes walking distance of UHCW, served by a selection of excellent amenities & transport links.

The property is comprised of a large high specification kitchen, with two double ovens, two fridge freezers, large hob & a selection of wall & floor units.

The ground floor is also made up of a communal lounge, with TV & sofa, laundry cupboard & coat storage to the front porch.

Room 4 is located on the first floor, and includes a double bed with storage underneath, bedside table & storage cupboard with chest of drawers.

The main bathroom is shared by 3 of the 6 rooms in the property, with the remaining 3 rooms being ensuite.

Available Mid May 2024.

Front of Property

Pedestrianised property frontage with entrance porch.

Hallway

Entrance porch leading to hallway with doors to all principle ground floor rooms.

Communal Kitchen

Large communal kitchen with a selection of wall and floor units, two ovens, two fridge freezers, dishwasher, sink, hob & breakfast bar/dining.

Communal Reception

Communal Reception with TV, sofa & side tables.

Communal Bathroom

Communal Bathroom with bath with shower over, sink & toilet.

Room 4

Double room to the rear of the property with bed with storage under, bedside table & storage cupboard.

ABOUT US

Tailor Made Sales & Lettings is a family run business. 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 15 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

Tel: 024 76939550

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.

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.

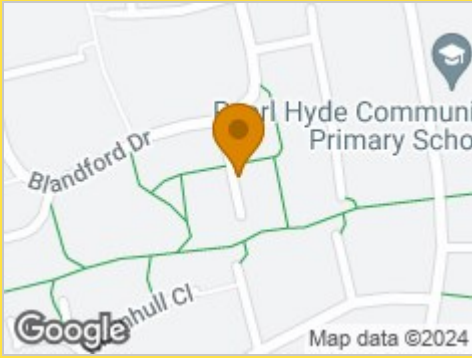
Please note we have not tested the services, or any of the equipment or appliances in this property, accordingly we advise prospective buyers to commission their own survey or service reports before finalising the purchase.

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.



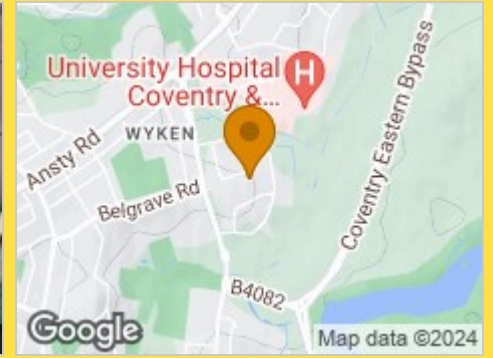
Road Map



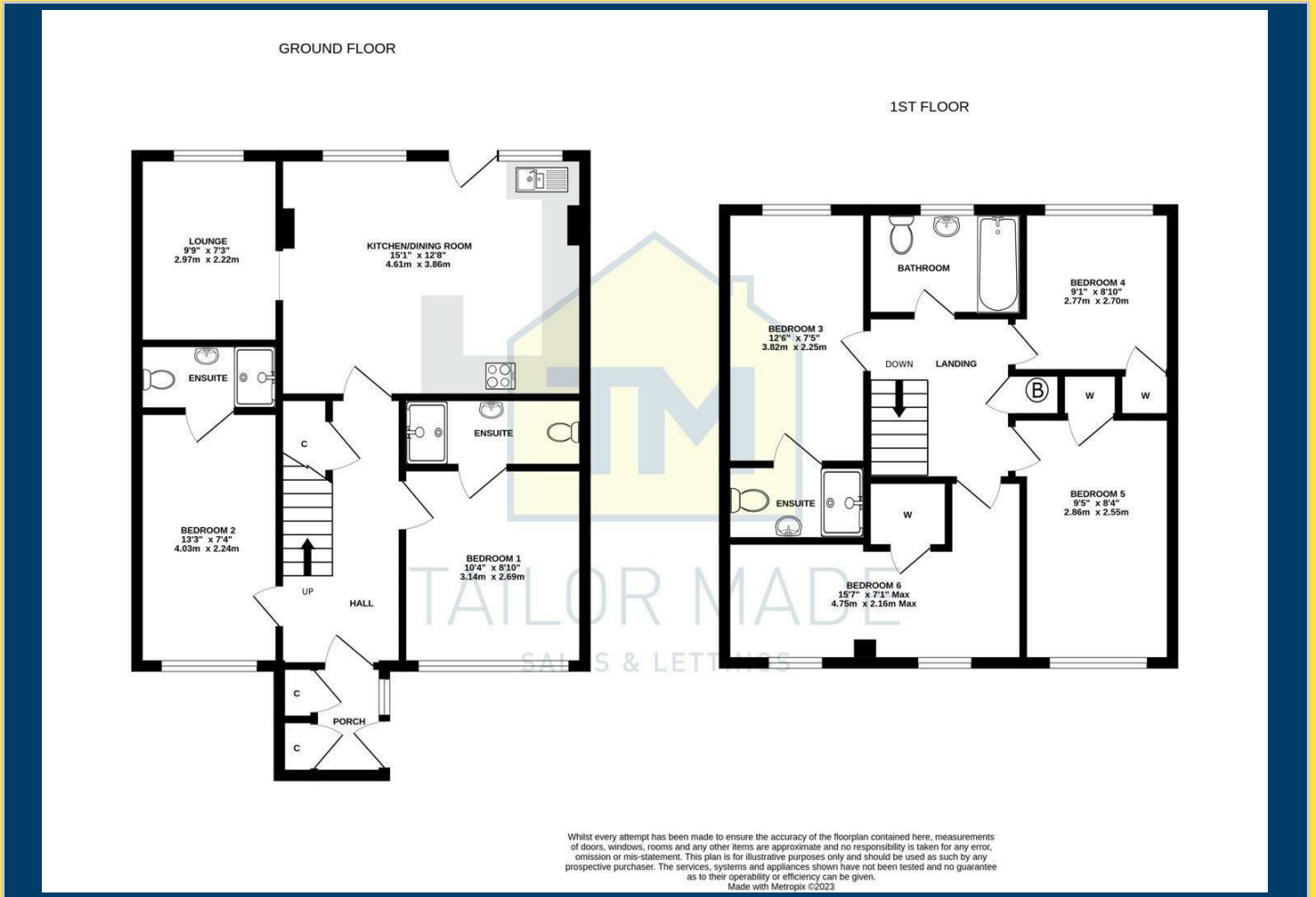
Hybrid Map



Terrain Map



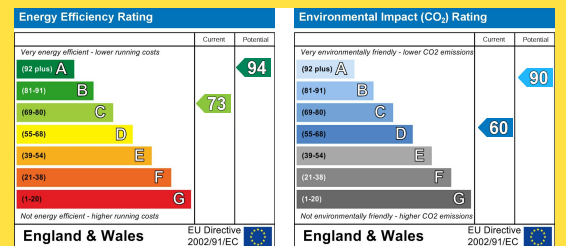
Floor Plan



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.