



TAILOR MADE
SALES & LETTINGS



Thorney Road

Wyken, Coventry, CV2 3PH

£925 Per Calendar Month



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Property Overview

Tailor Made Sales & Lettings are delighted to bring to market this newly renovated, two bedroom semi detached property in Wyken, Coventry.

Located in a quiet estate, the property has been newly renovated throughout, with new carpets, modern kitchen & new bathroom.

Briefly comprising:

Front of Property

Semi Detached property with driveway & gated side access, entrance doorway with storm porch.

Entrance Hallway

Entrance Hallway with access to principle ground floor rooms & stairs to first floor.

Reception Room

Reception Room with oriel window to the front aspect & central heating radiator & brand new carpet.

Kitchen

Modern Kitchen with a selection of wall & floor units, eye height double oven, gas hob, freestanding fridge freezer & stainless steel sink. Door to rear garden.

Stairs & Landing

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

Bedroom One

Double Bedroom to the front of the property, window to the front aspect, central heating radiator, built-in storage & airing cupboards, new carpet.

Bedroom Two

Single Bedroom to the rear of the property, window to the rear aspect, central heating radiator & brand new carpet.

Bathroom

Newly renovated Bathroom with bath with electric shower over, glass shower screen, pedestal sink, w/c, vinyl flooring & shower boarded walls.

Rear Garden

Well sized Rear Garden, patio & gated side access. Please note that the garden is to laid to turf or astro turf prior to the next tenancy.

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.

Tel: 024 76939550

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/

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.



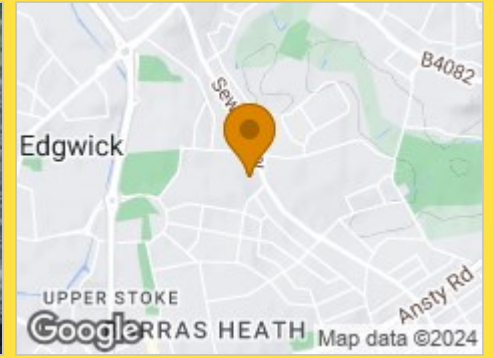
Road Map



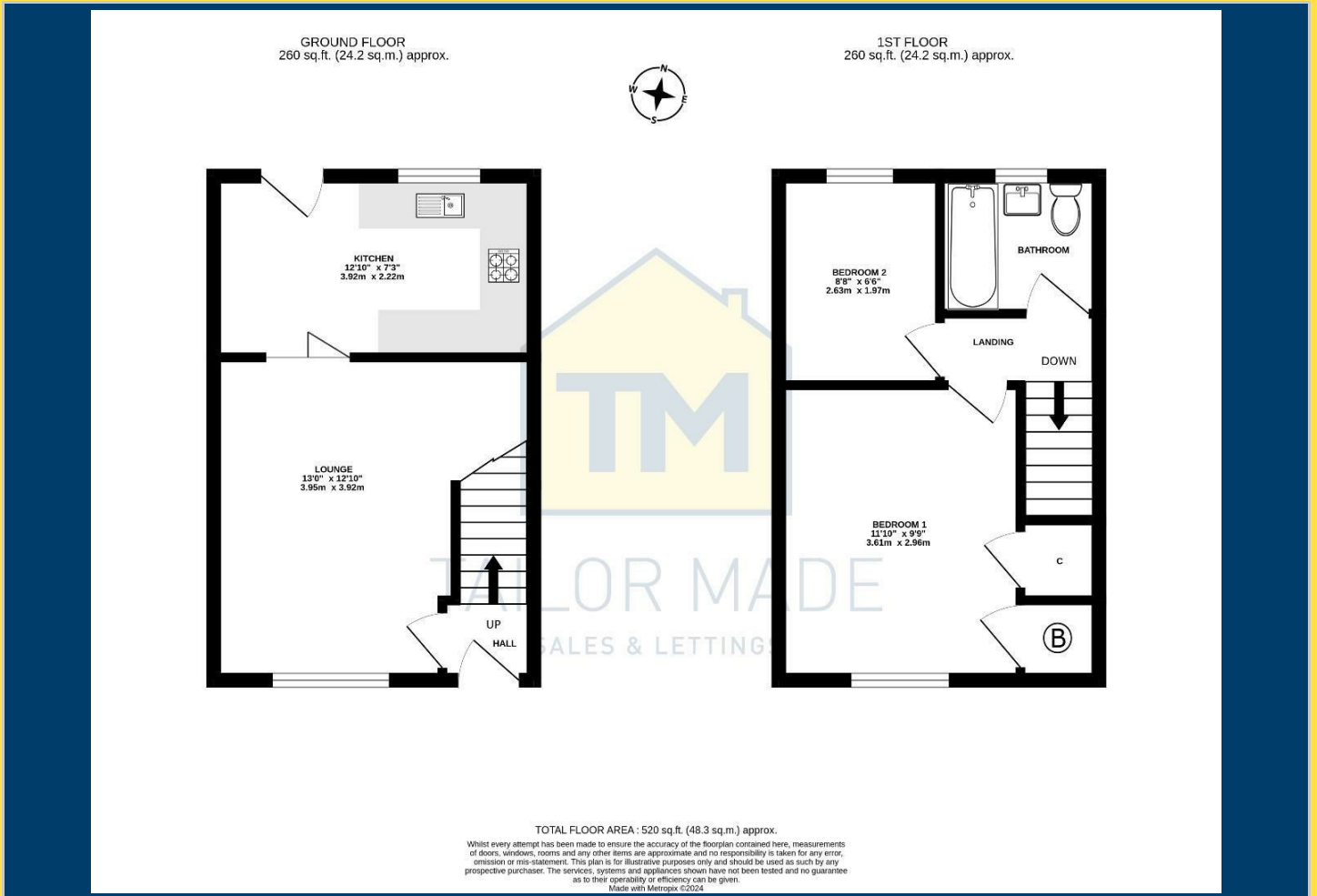
Hybrid Map



Terrain Map



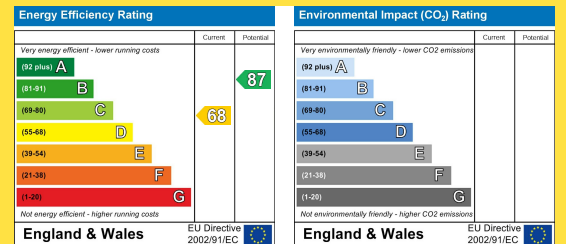
Floor Plan



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.