



TAILOR MADE
SALES & LETTINGS



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Wyken Way

Wyken, Coventry, CV2 3HG

£995 Per Month



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Property Summary

Tailor Made Sales & Lettings are pleased to bring to market this well presented two bedroom property in Wyken, Coventry. Extended to the rear, the property comprises of a large through lounge-diner & modern kitchen with triple oven to the ground floor.

Available September 2024.

The first floor comprises two double bedrooms, as well as modern kitchen with bath, shower, toilet & pedestal sink

The property is located on a quiet street, with a driveway to the front for two vehicles, affords side access & there is a large garden to the rear with lawned & patio areas.

Front of Property

Front of Property with storm porch, driveway for two vehicles & side access.

Entrance Hallway

Entrance Hallway with access to lounge diner.

Lounge Diner

Large through lounge diner, with bay window to the front aspect.

Kitchen

Modern, extended, grey shaker style kitchen, with skylights, a selection of wall & floor units, Belfast style sink, utility space & American style fridge freezer.

Bedroom One

Well sized double bedroom with bay window.

Bedroom Two

Double Bedroom with utility cupboard.

Bathroom

Modern Bathroom with bath with shower over, pedestal sink & toilet.

Rear Garden

Well sized rear garden with patio & lawn areas.

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

Tel: 024 76939550

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.

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.



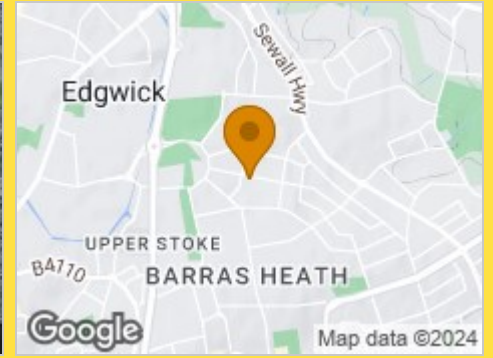
Road Map



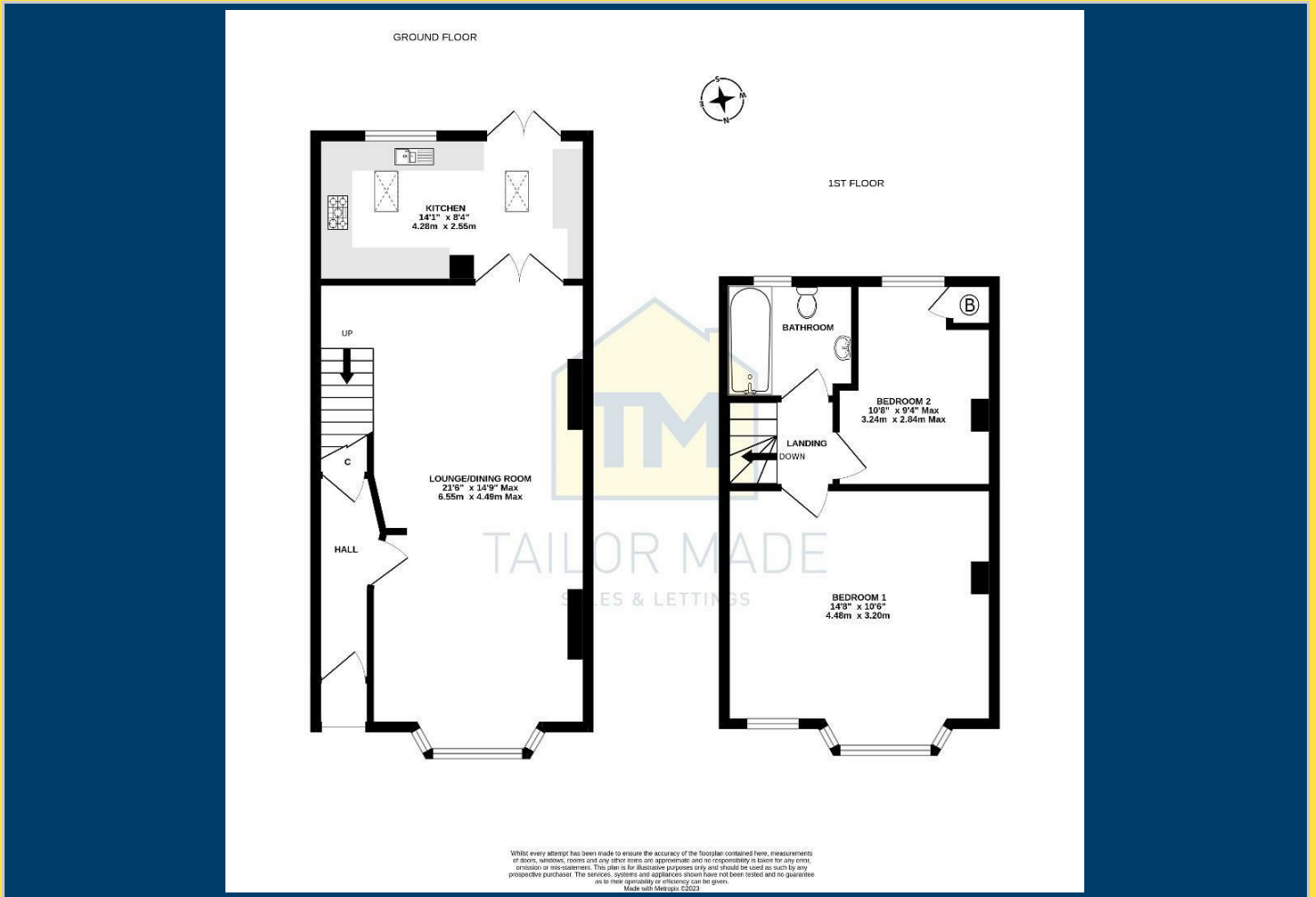
Hybrid Map



Terrain Map



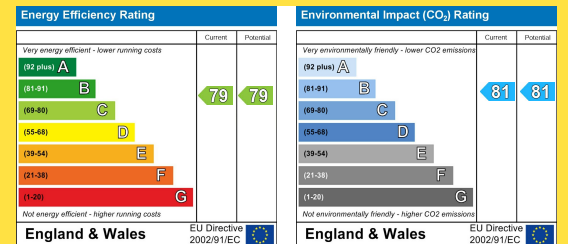
Floor Plan



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.