



TAILOR MADE
SALES & LETTINGS



Philmont Court

Bannerbrook Park, Coventry, CV4 9BF

Asking Price £145,000



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Property Overview

Tailor Made Sales & Lettings are pleased to bring to market this well presented first floor apartment in Bannerbrook Park, West Coventry.

Situated on the first floor, the property benefits from an entrance hallway, reception room, kitchen, two bedrooms and bathroom.

There is also a balcony off the reception room, with views over an area of woodland.

Bannerbrook Park itself is well served by a selection of local amenities, with a local Public House, Supermarket & Pharmacy, as well as boasting excellent transport links via the nearby Tile Hill Train St and wider road network.

Front of Property

Modern build block with secure communal entrance. Communal entrance hallway and stairs to the apartment.

Apartment Entrance

Private Entrance to the Apartment, leading to entrance hallway.

Entrance Hallway

Entrance Hallway with a doors off to all principle rooms.

Reception Room

Well sized Reception Room, open to the Kitchen. French doors leading to Balcony. Electric Heater.

Balcony

Flagstone Balcony with metal/glass surround. Overlooking local woodland.

Kitchen

Selection of wall and floor units, under counter oven, electric hob, integral extractor fan. Space Fridge/Freezer and Washing Machine.

Bedroom One

Double Bedroom, with double glazed window and electric heater.

Bedroom Two

Bedroom with glazed window and electric heater.

Bathroom

Bathroom with Bath with Shower over, sink and W/C.

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.

ABOUT US

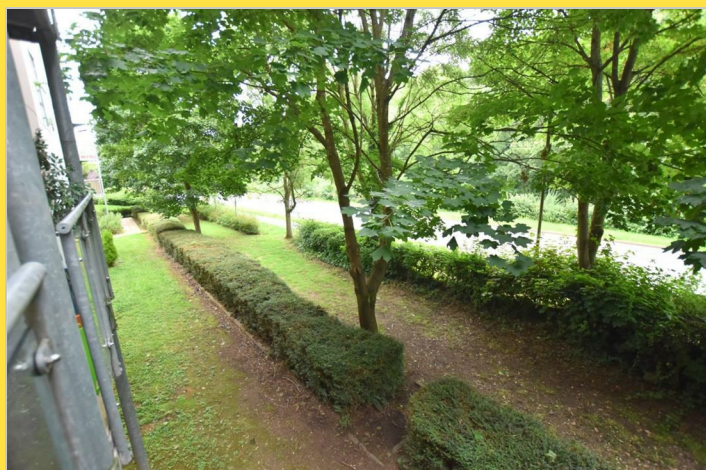
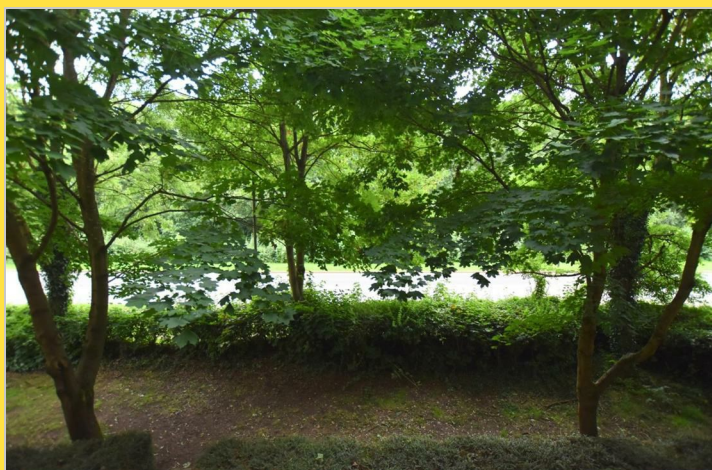
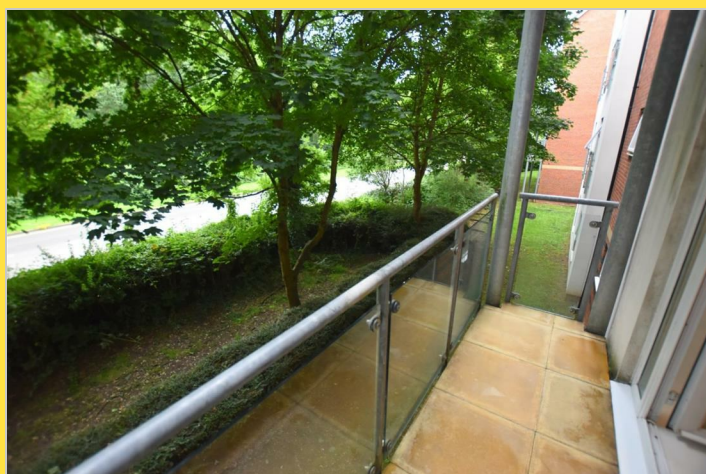
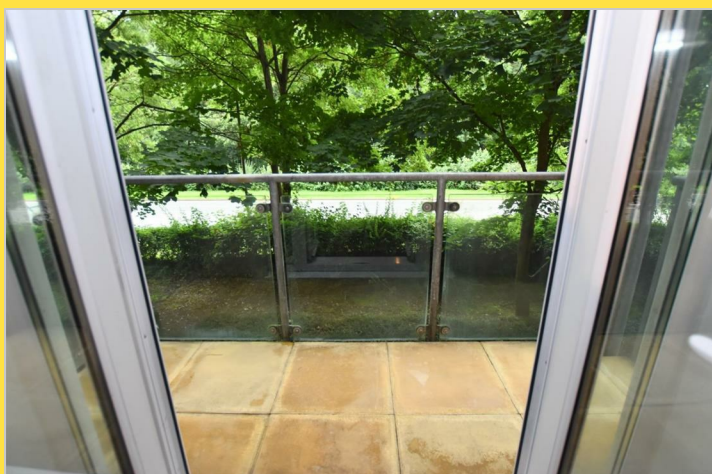
Tailor Made Sales & Lettings is a family run business established in 2016. The company is built on strong core values: a belief that an honest, reliable and efficient approach is essential in building trust and credibility. Tom Glancy, Director of Tailor Made Sales & Lettings, has 17 years Estate Agency 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

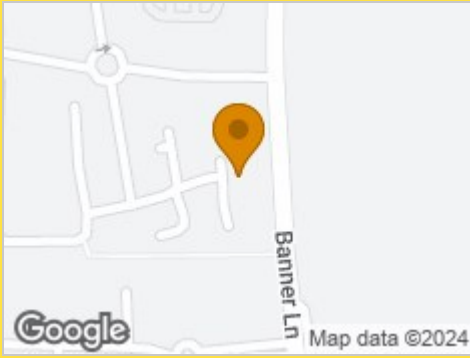
the best package for your individual requirements.

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/



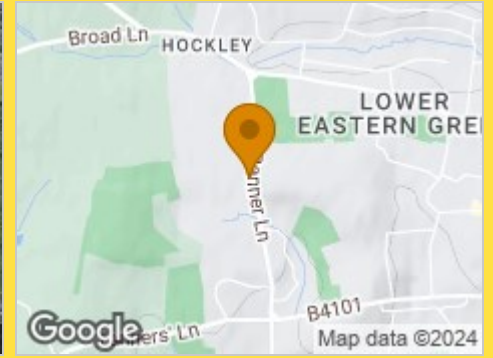
Road Map



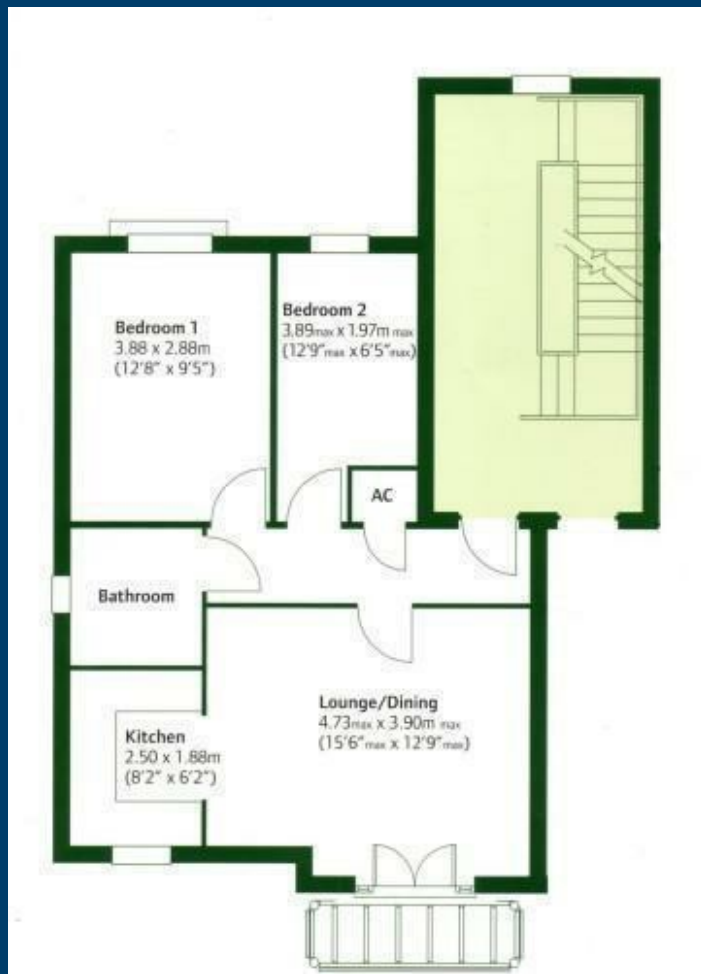
Hybrid Map



Terrain Map



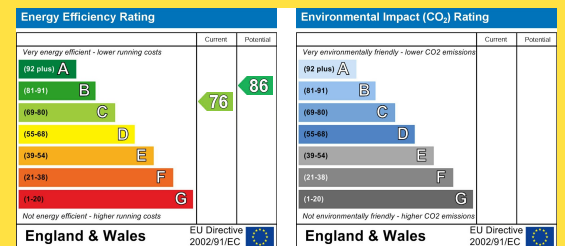
Floor Plan



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.