



TAILOR MADE  
SALES & LETTINGS



## Welsh Road

Stoke, Coventry, CV2 4LA

£995 Per Month



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### Full description

A well presented single bay fronted terraced tucked away in a private & quiet cul-de-sac in the popular area of Stoke , with block paved frontage and large rear garden.

This three bedroom property is conveniently located a short walk from local shops and amenities, and a short distance from UHCW.

Available Mid May and presented Unfurnished.

### Front of Property

Quiet residential cul-de-sac. Block paved front garden. Storm porch leading to entrance hallway.

### Entrance Hallway

Minton tiled floor leading to all principle ground floor rooms & stairs to first floor.

### Reception Room

Reception Room with bay window & fireplace.

### Dining Room

Dining Room with patio doors to rear garden.

### Kitchen

Kitchen with wall & floor units, oven, gas hob & pantry.

### Bedroom One

Bedroom One to the front of the property.

### Bedroom Two

Bedroom Two to the rear aspect.

### Bedroom Three

Third Bedroom to the front aspect.

### Bathroom

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

### Rear Garden

Private Rear Garden with shrub lined borders.

### 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. 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 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.



Road Map



Hybrid Map



Terrain Map



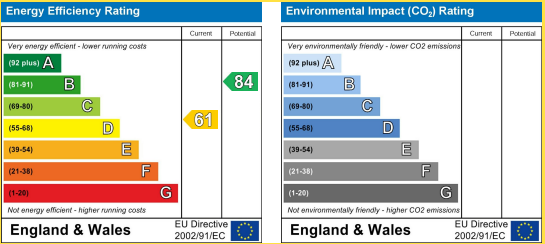
Floor Plan



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.