



TAILOR MADE
SALES & LETTINGS



Rubens Close

Whoberley, Coventry, CV5 8LU

£1,150 Per Calendar Month



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Property Summary

Tailor Made Sales & Lettings are pleased to bring to market this large three bedroom family property, in the popular Whoberley area of Coventry.

Located on a quiet pedestrianised frontage, the property boasts excellent living space, with through lounge diner, kitchen diner, conservatory & guest W/C.

Upstairs there are two double bedrooms, and a large third, as well as the family bathroom.

To the exterior there is a low maintenance rear garden, with patio, lawn & bedding areas. There is also a brick built garage, with vehicular access & UPVC door for access from the garden.

The property further benefits from solar panels. Presented Unfurnished. Available now.

Front of Property

Pedestrianised frontage, lawned frontage leading to entrance porch.

Entrance Porch

Entrance porch leading to hallway.

Hallway

Hallway with doors to all principle ground floor rooms.

Lounge Diner

Through Lounge Diner, window to the front aspect, entrance to conservatory to the rear.

Kitchen Diner

Kitchen Diner with a selection of wall & floor shaker style units. Belfast style sink. Patio doors to rear garden.

Conservatory

Conservatory with roof blinds, patio doors to garden. Could be utilised as a playroom or home office.

Guest W/C

Guest W/C with toilet and sink.

Stairway & Landing

Stairs leading to landing, doors to all first floor rooms.

Bedroom One

Double Bedroom occupying the front of the property, with window to the front aspect.

Bedroom Two

Double Bedroom occupying the rear of the property, window to the rear aspect.

Bedroom Three

Well sized third bedroom, window to the front aspect.

Family Bathroom

Family Bathroom with bath with shower over, w/c and sink.

Rear Garden

Rear Garden with patio, lawn area and raised beds. Secure access to rear vehicle access.

Garage

Brick built garage, pedestrian access from the garden, garage door to the street with parking in front.

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



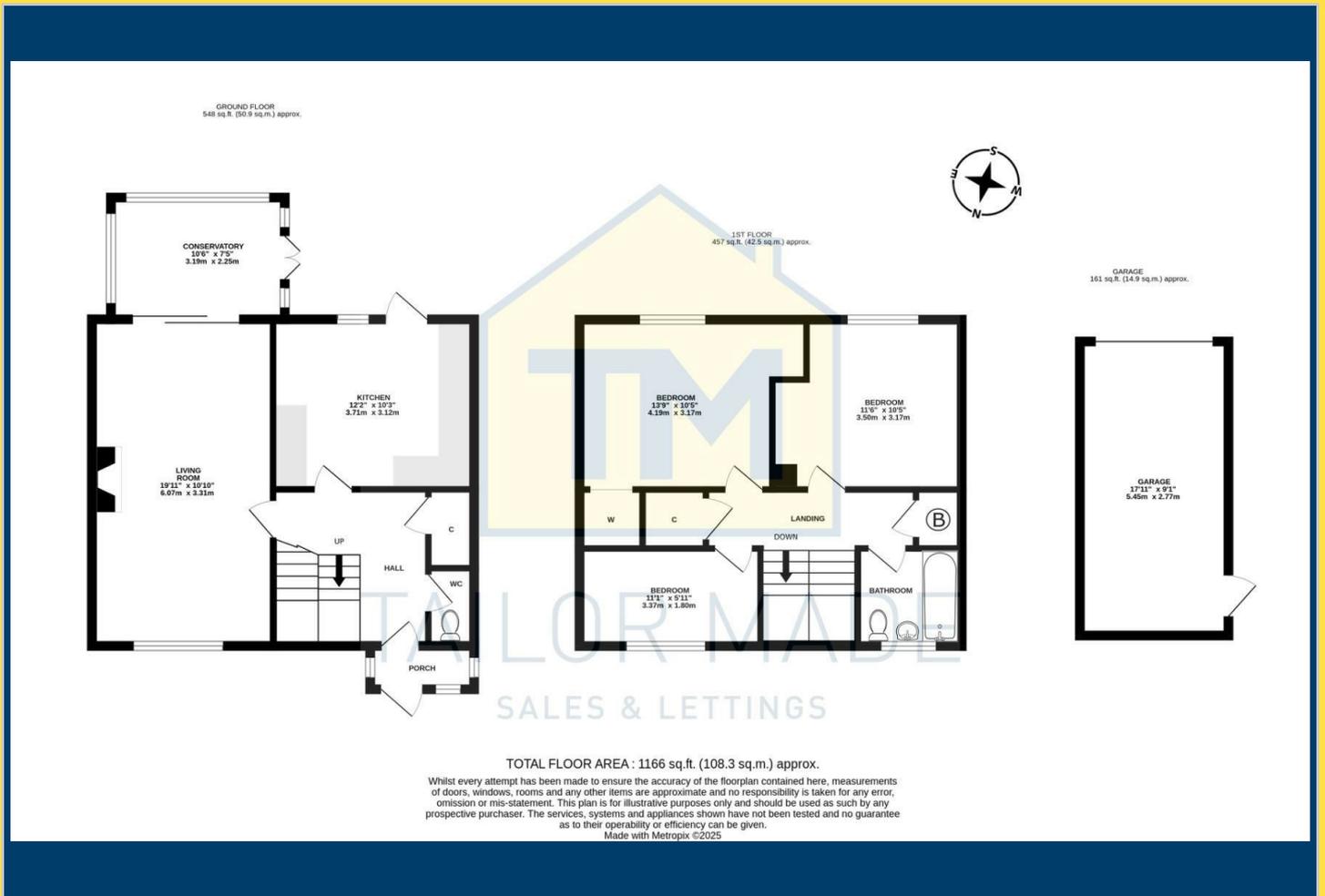
Hybrid Map



Terrain Map



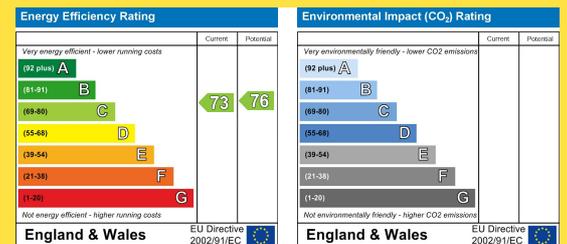
Floor Plan



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.