



TAILOR MADE
SALES & LETTINGS



Blackberry Lane

Wyken, Coventry, CV2 3JS

£1,050 Per Month



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Full description

Tailor Made Sales & Lettings are pleased to bring to market, this characterful 2/3 bedroom end of terrace property.

Situated in the popular Wyken area of Coventry, the property is serviced by an excellent selection of local shops & amenities, as well as excellent road & transport links.

Recently refurbished throughout, this property offers flexible living, with two bedrooms to the first floor & the choice of using the ground floor front room as a third bedroom or additional reception room.

The property also benefits from a modern grey gloss kitchen to the rear, equipped with electric oven, gas hob & a large bathroom to the first floor.

The property is presented unfurnished, and is available NOW.

Front of Property

Front of Property with gravelled front garden, side access & storm porch.

Entrance Hallway

Entrance Hallway with Minton tiled floor, doors to both ground floor rooms & stairway to first floor.

Reception

Well sized Reception, windows to two aspects, under stair storage & access to Kitchen.

Kitchen

Modern grey gloss Kitchen with a selection of wall & floor units, electric oven, gas hob & stainless steel sink with pull out spray tap.

Second Reception/Bedroom/Home Office

Bay fronted room to the ground floor - can be utilised as a Second Reception/Bedroom or Home Office.

Bedroom One

Double Bedroom to the front aspect of the property.

Bedroom Two

Double Bedroom with feature fireplace & built in wardrobe.

Family Bathroom

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

Rear Garden

Large Rear Garden, side access, two outhouses, external sockets & tap.

Agents Disclaimer - Let

While we endeavour to make our lettings 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 that the furniture, fixtures & appliances included within the marketing photos may not be a true representation of that which will be included in any potential let. Details of the furniture, fixtures &

appliances to be included are usually detailed within the property description.

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/



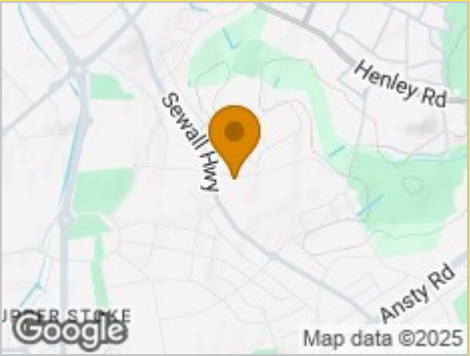
Road Map



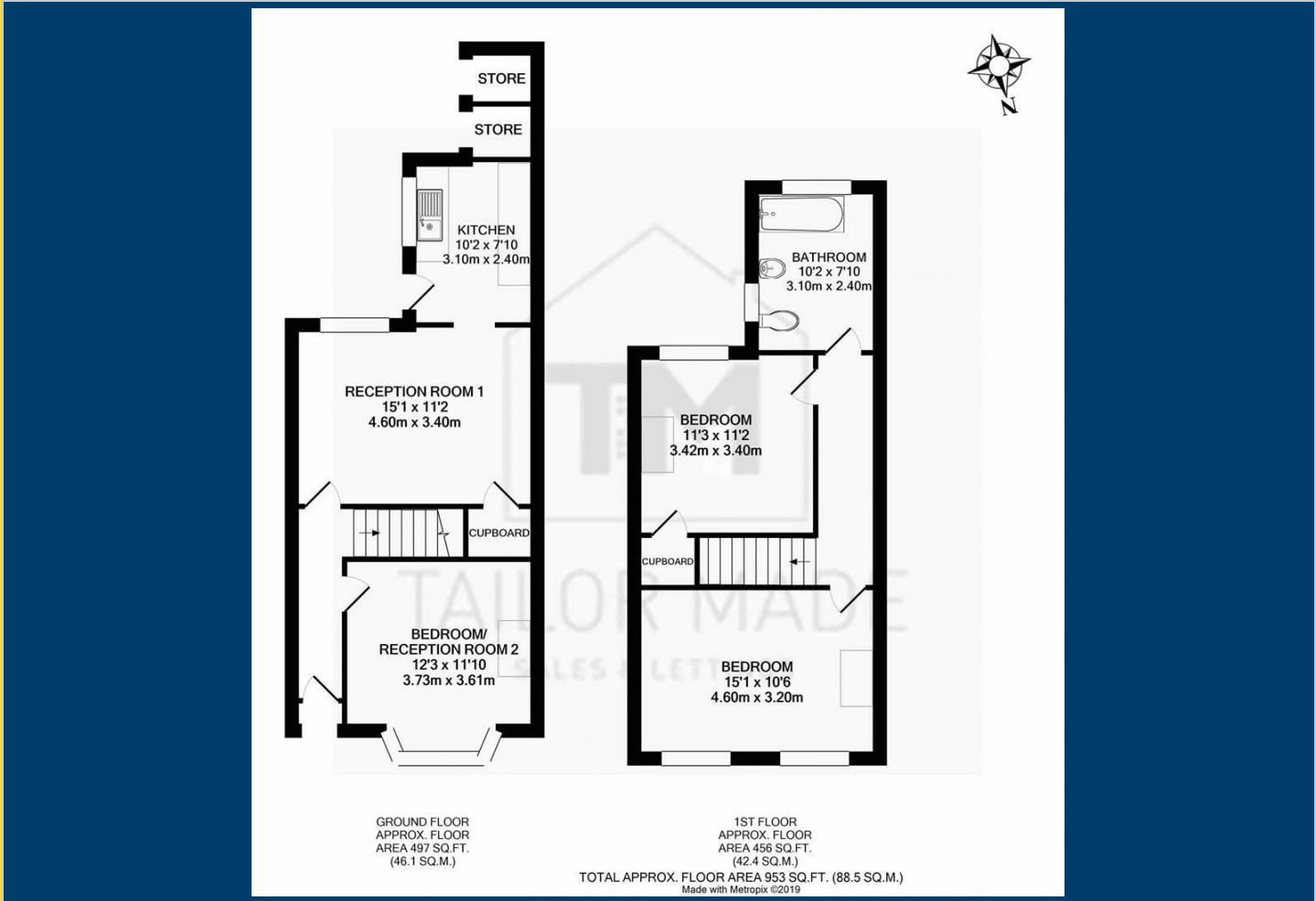
Hybrid Map



Terrain Map



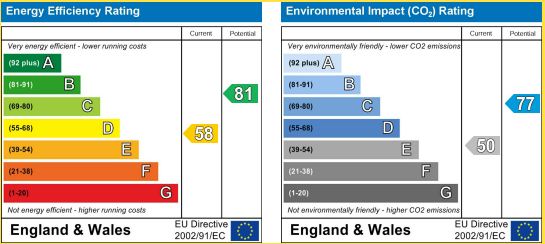
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.