



TAILOR MADE

SALES & LETTINGS



Maudslay Road

Chapelfields, Coventry, CV5 8EL

£1,095 Per Calendar Month



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Property Summary

Introducing to market this beautifully presented, traditional Mid Terraced family home conveniently located a short distance from City Centre in Chapelfields, an area well served with local amenities and transport links. The property has recently been redecorated and is very modern throughout.

The property is modern throughout, with a long fitted Kitchen and family bathroom upstairs.

On the ground floor, there are two separate reception rooms, a large kitchen with seating area. To the first floor, three good sized bedrooms and a modern family bathroom. There is a low maintenance garden, with outdoor storage space and WC.

The property is available NOW and presented unfurnished.

Entrance Hallway

Gas central heating, space for storage. UPVC front door. Doors to two reception rooms, kitchen and stairs to first floor. Ample under stair storage.

Living Room

Bay fronted, double glazing and gas central heating. Feature fireplace.

Dining Room

French doors to rear garden providing ample natural light. Gas central heating and stunning feature fireplace.

Kitchen

Range of wall and base gloss units, breakfast bar with stools. Integrated electric oven, grill and separate counter top hob. Space for fridge freezer and washing machine.

Rear Garden

Low maintenance rear garden. Laid astro turf and patio area. Previously coal sheds, now utilised as outdoor storage space.

First Floor Landing

Doors to Family Bathroom and three Bedrooms.

Bedroom One

Double glazing to front elevation, gas central heating. Original fireplace.

Bedroom Two

Double glazing to rear elevation, gas central heating and storage cupboard with boiler.

Bedroom Three

Good size single bedroom, double glazing to front elevation and gas central heating.

Bathroom

Marble effect tiling, bath with shower over. Vanity sink and WC. Frosted double glazing to rear elevation.

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

Tel: 024 76939550

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/

Agents Disclaimer - Let

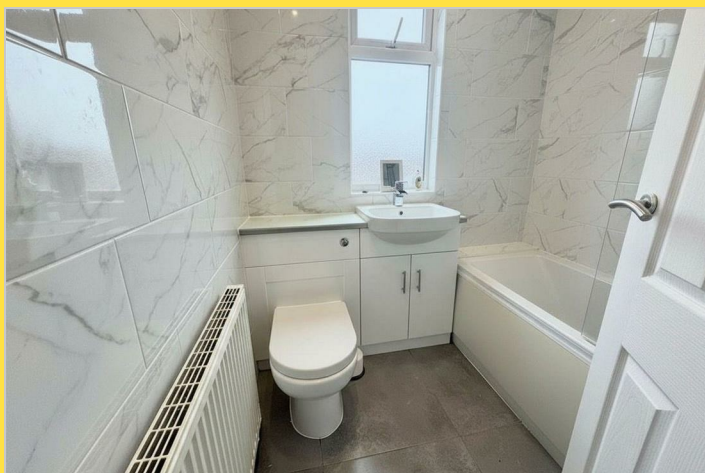
While we endeavour to make our lettings particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point of which is of particular importance to you,

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.



Road Map



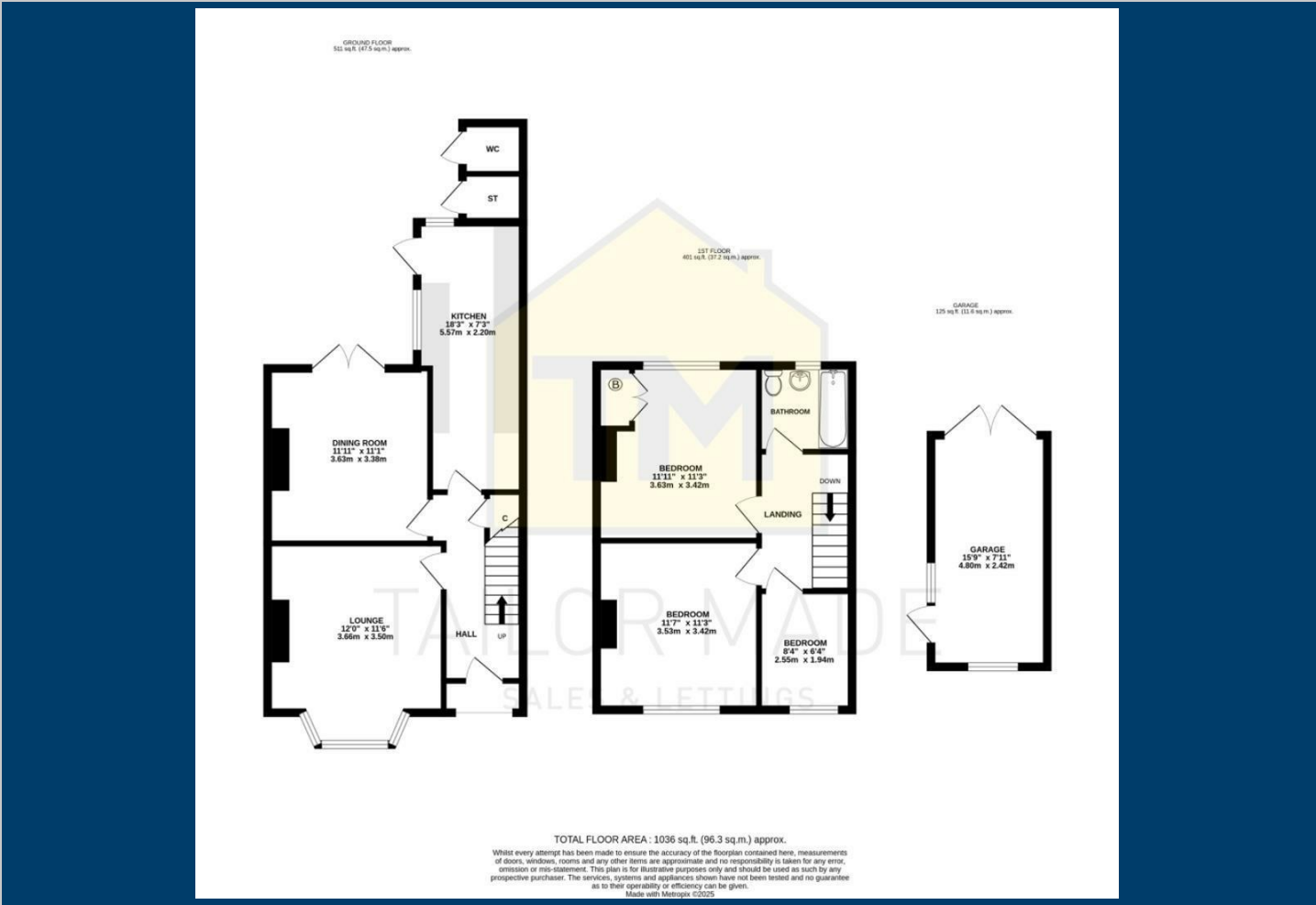
Hybrid Map



Terrain Map



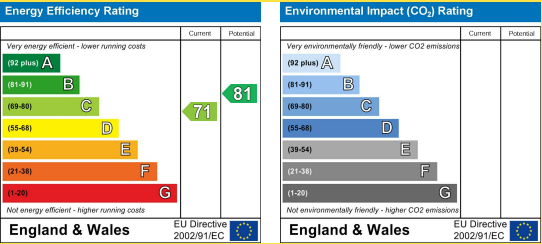
Floor Plan



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.