



**TAILOR MADE**  
SALES & LETTINGS



## Barrow Close

Mount Pleasant Estate, Coventry, CV2 2BQ

£1,050 Per Month



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## Property Summary

Tailor Made Sales & Lettings are pleased to market this large 3 bedroom property on the popular Mount Pleasant Estate.

Close to UHCW & the Walsgrave Triangle Business Park, this property benefits from excellent local amenities, including large superstore, cinema & a selection of restaurants/public houses.

The property has a large extended kitchen & two reception rooms to the ground floor, with 3 bedrooms & family bathroom to the first floor.

To the front of the property there is a pedestrianised frontage, the rear has a private garden as well as on road parking.

Offered unfurnished, this property is available Late December 2025.

Briefly Comprising:

### Front of Property

Pedestrianised frontage, lawned front garden leading to front door.

### Living Room

UPVC Front Door leading to Living Room, Stairs to First Floor, modern laminate flooring, double glazing to front elevation and gas central heating. Gas fireplace. Door to Kitchen Diner.

### Extended Kitchen Diner

Large, modern Kitchen Diner, range of wall and base white gloss unit and white tiles. Space for appliances, double gas range cooker with extractor hood. Laminate Flooring, spotlights, gas central heating. UPVC door to rear garden. Door off to separate Dining Room/ Second Reception.

### Dining Room

Gas Central heated, double glazing to rear elevation.

### Bedroom One

Double bedroom, with additional room for storage. Gas central heating and double glazed to front elevation.

### Bedroom Two

Double bedroom, gas central heating and double glazing to rear elevation.

### Bathroom

Tiled, three piece Bathroom Suit. Bath with shower over, separate shower cubicle with shower. Sink and WC. Frosted double glazing to rear elevation.

### Bedroom Three

Built in Single Bed frame, double glazing to front elevation.

### Garden

Turf, gated leading to on road Parking at the rear.

### 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/](http://www.tmonline.co.uk/packages/)



## Road Map



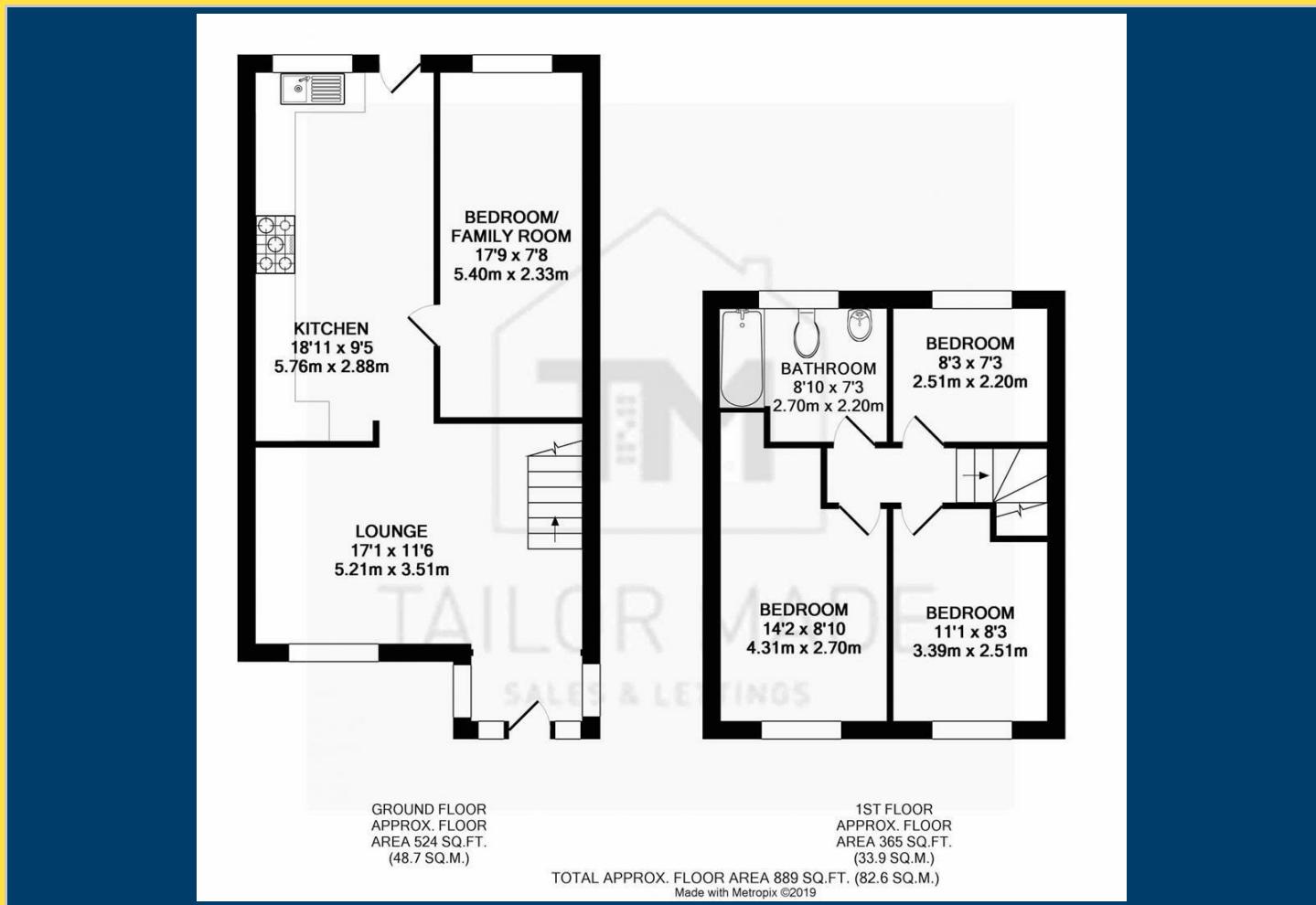
## Hybrid Map



## Terrain Map



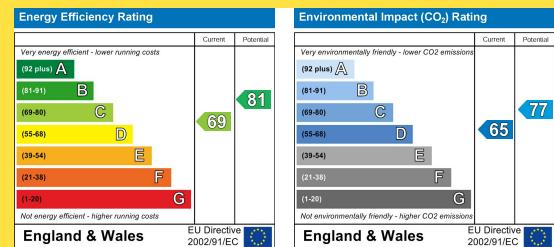
## Floor Plan



## 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.