



TAILOR MADE

SALES & LETTINGS



Niven Close

Allesley Village, Coventry, CV59BJ



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£1,295 Per Calendar Month



Property Overview

Tailor Made Sales & Lettings are pleased to present this well substantial three bedroom property in the popular area of Allesley Village, Coventry.

Occupying a favourable corner plot, the property benefits from excellent outdoor space, with driveway to front aspect & landscaped wrap-around garden to the side & rear.

To the ground floor, there is a large lounge occupying the rear of the property, a substantial kitchen diner to the front, separate utility & shower room.

Upstairs there are three bedrooms, two of which are doubles & a well sized single, as well as the family bathroom.

The property is well served by excellent local amenities & transport links, as well as excellent schooling.

Presented unfurnished. Available Now.

Front of Property

Driveway to the front leading to entrance door & porch way.

Porch & Entrance Hallway

Porch leading to entrance hallway, with doors to all principle ground floor rooms.

Lounge

Large Lounge situated at the rear of the property, electric feature fireplace, patio doors to the rear garden.

Kitchen Diner

Well sized kitchen diner with a selection of wall & floor units, external side access & room for dining table.

Utility

Separate Utility Room.

Shower Room

Downstairs Shower Room with shower cubicle & thermostatic bar shower, vanity sink & w/c.

Stairway

Stairway leading to the first floor landing, access to all principle first floor rooms.

Bedroom One

Double Bedroom to the rear aspect of the property.

Bedroom Two

Double Bedroom to the rear aspect of the property with built in storage.

Bedroom Three

Single Bedroom to the front aspect of the property.

Family Bathroom

Family Bathroom with Bath with Shower over, sink & w/c.

Rear Garden

Large wrap-around rear & side garden. Landscaped, patio & lawn areas, stairs & glass surround/hand rails.

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

Tel: 024 76939550

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/

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.



Road Map



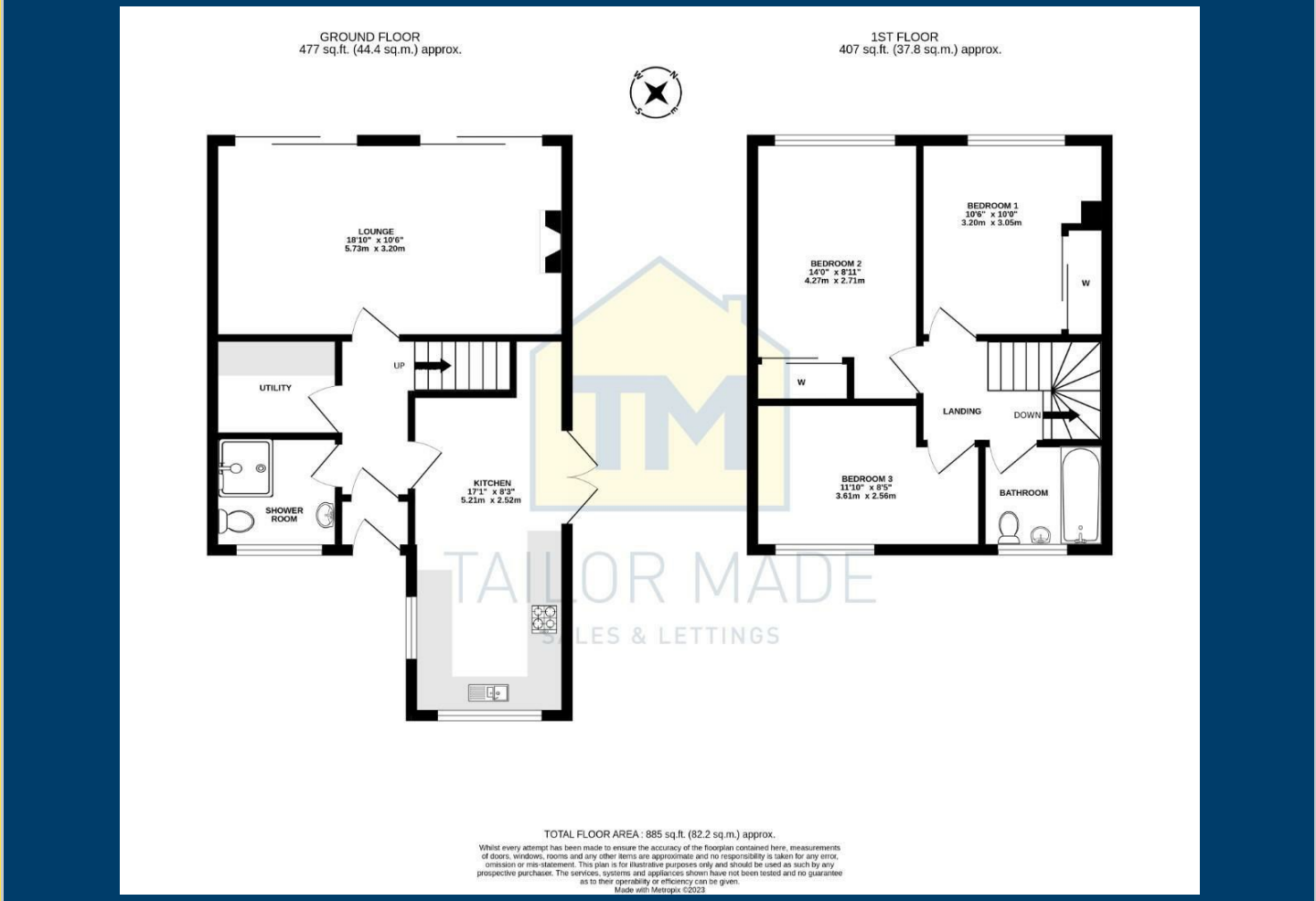
Hybrid Map



Terrain Map



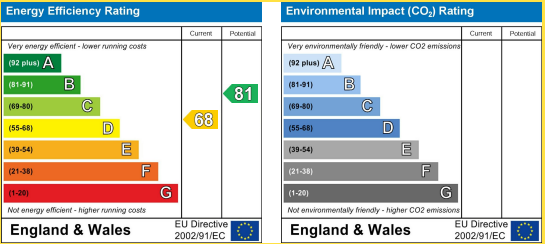
Floor Plan



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.