



TAILOR MADE

SALES & LETTINGS



Broad Lane

Whoberley, Coventry, CV5 7AB

£1,195 Per Month



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Property Summary

Tailor Made Sales and Lettings are delighted to bring to the market this traditional semi detached family home located on Broad Lane (Hearsall Common end), West Coventry.

Externally, to the front, the property offers a driveway with space for 2-3 vehicles. To the rear there is a large mature rear garden, with a timber constructed garden room & pond.

Internally, downstairs there is ample living space, with extended kitchen which opens to a dining room, utility space, guest W/C & separate lounge with log burner. Upstairs there are 3 bedrooms & the family shower room.

Pets considered. Presented unfurnished. Available end November 2025.

Accommodation Summary

Front of Property

Front of Property with driveway for 2-3 vehicles, entrance doorway to hallway.

Entrance Hallway

Entrance Hallway with doors to all principal ground floor rooms & stairway to first floor landing.

Reception Room

Double glazed bay window to the front elevation, cast iron log burner, central heating radiator.

Dining Room

Large sky light, patio doors onto the garden, door off to the kitchen and another to the hallway. Central heating radiator.

Utility Area

Base units, stainless steel sink drainer, space for washing machine and double fridge freezer, wall mounted gas

combination boiler, door to the side access and double glazed window.

Kitchen

A selection of wall and base units, double Belfast sink, freestanding cooker with gas hob and glass splash back, space for dishwasher, double glazed window to the side and rear elevation.

Stairway to First Floor Landing

Stairway leading to first floor landing - doors off to all three bedrooms and the bathroom.

Bedroom One

Double glazed window to the rear, two sets of fitted wardrobes and central heating radiator.

Bedroom Two

Double glazed window to the front elevation and central heating radiator.

Bedroom Three

Double glazed window to the front and central heating radiator.

Family Shower Room

Large shower tray, shower with floor to ceiling glass screen, wash hand basin with vanity unit, WC, LED mirrored cabinet and chrome heated towel rail, double glazed window.

Rear Garden

Mature Rear garden, backing onto allotments. Patio area. Lawned areas. Secure gated side access. Pond.

Timber Garden Room

A timber constructed Garden Room, two opening windows, seating area, power and lighting.

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/



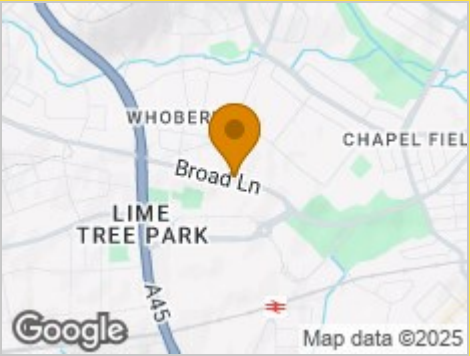
Road Map



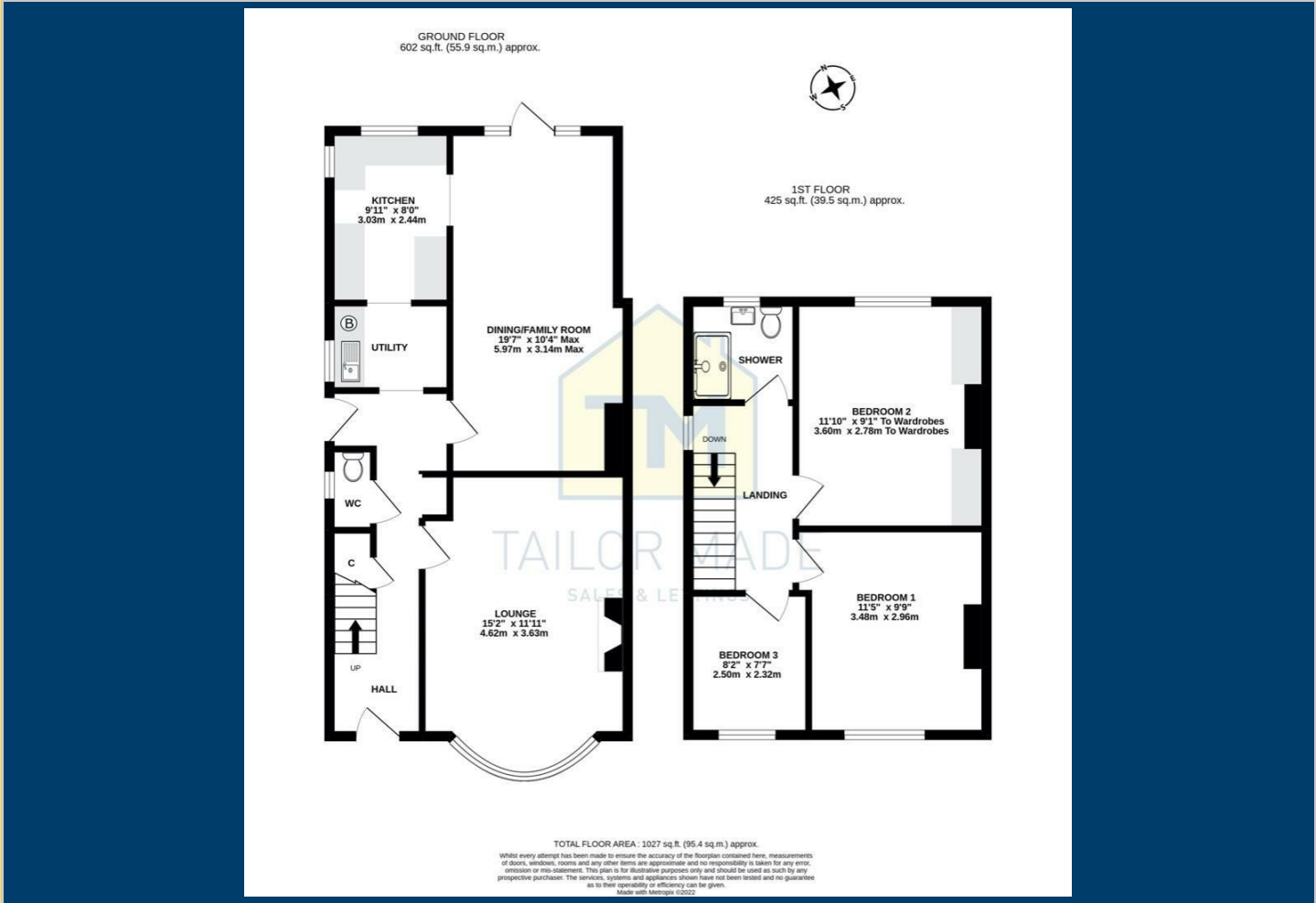
Hybrid Map



Terrain Map



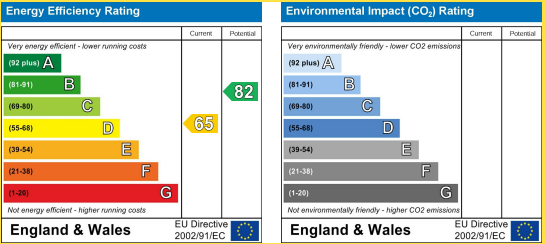
Floor Plan



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.