



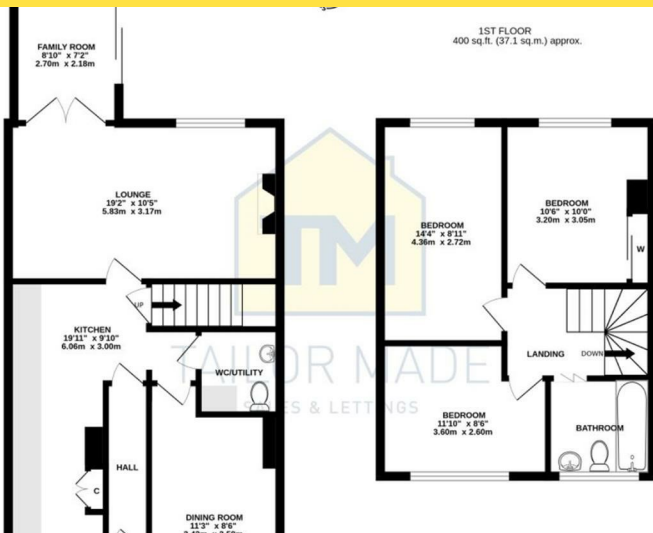
TAILOR MADE
SALES & LETTINGS



Niven Close

Allesley, Coventry, CV5 9BJ

£1,350 Per Calendar Month



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Property Overview

Tailor Made Sales & Lettings are proud to bring to market this well sized, mid-terrace property, in the ever popular Allesley Village area of West Coventry.

The property is situated on a quiet residential close, and has been thoughtfully extended, offering excellent living space suited to modern living.

To the ground floor there is an entrance hallway, kitchen diner, reception room, W/C and laundry room, separate home office/playroom & sun room.

To the first floor there are three well sized bedrooms, as well as the family bathroom.

Externally the property boasts gardens to the front and rear, with the front garden also offering a long driveway for 2 to 3 vehicles.

Available September 2025.

Front of Property

Front of Property with extended frontage. Lawned area & long Driveway with space for two to three vehicles.

Entrance Hallway

Entrance Hallway with access to Kitchen.

Breakfast Kitchen

Large Breakfast Kitchen with a range of wall and floor units, eye level double oven, sink, 5 burner gas hob, fridge, freezer and space for dishwasher. Doors leading to Reception Room and Stairway.

Reception

Reception located to the rear, occupying the width of the property. Large glazed unit to the rear aspect,

central heating radiator, gas fire. Doors leading to the Sun Room.

Sun Room

Sun Room with patio doors to the Rear Garden.

Home Office/Playroom

Converted Garage, currently being utilised as a Dining Room. Potential to be used as a Home Office or Playroom. Glazed unit to the front aspect. Central heating radiator. Also housing Central Heating Boiler.

Guest W/C & Laundry Room

Guest W/C with toilet and sink, space for stacked washing and drying appliances, column radiator, under stair storage.

Bedroom One

Double Bedroom located at the rear of the property. Double bed, wardrobes, central heating radiator & glazed unit to the rear aspect.

Bedroom Two

Double Bedroom situated at the front of the property, central heating radiator & glazed unit to the front aspect.

Bedroom Three

Well sized Third Bedroom to the rear of the property. Built in storage, central heating radiator & glazed unit to the rear aspect.

Family Bathroom

Family Bathroom with bath with shower over, pedestal sink with vanity unit & W/C. Central heating radiator & privacy glass to front aspect.

Rear Garden

Tiered Rear Garden, patio area, astro turfed area & shale area. Secure rear Access.

Tel: 024 76939550

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.

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/



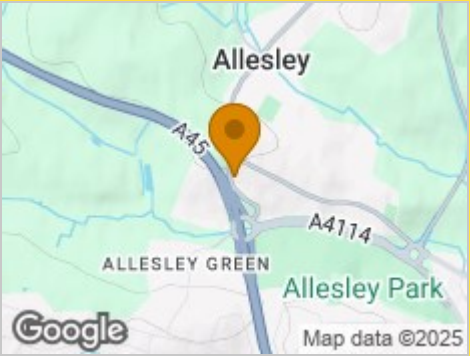
Road Map



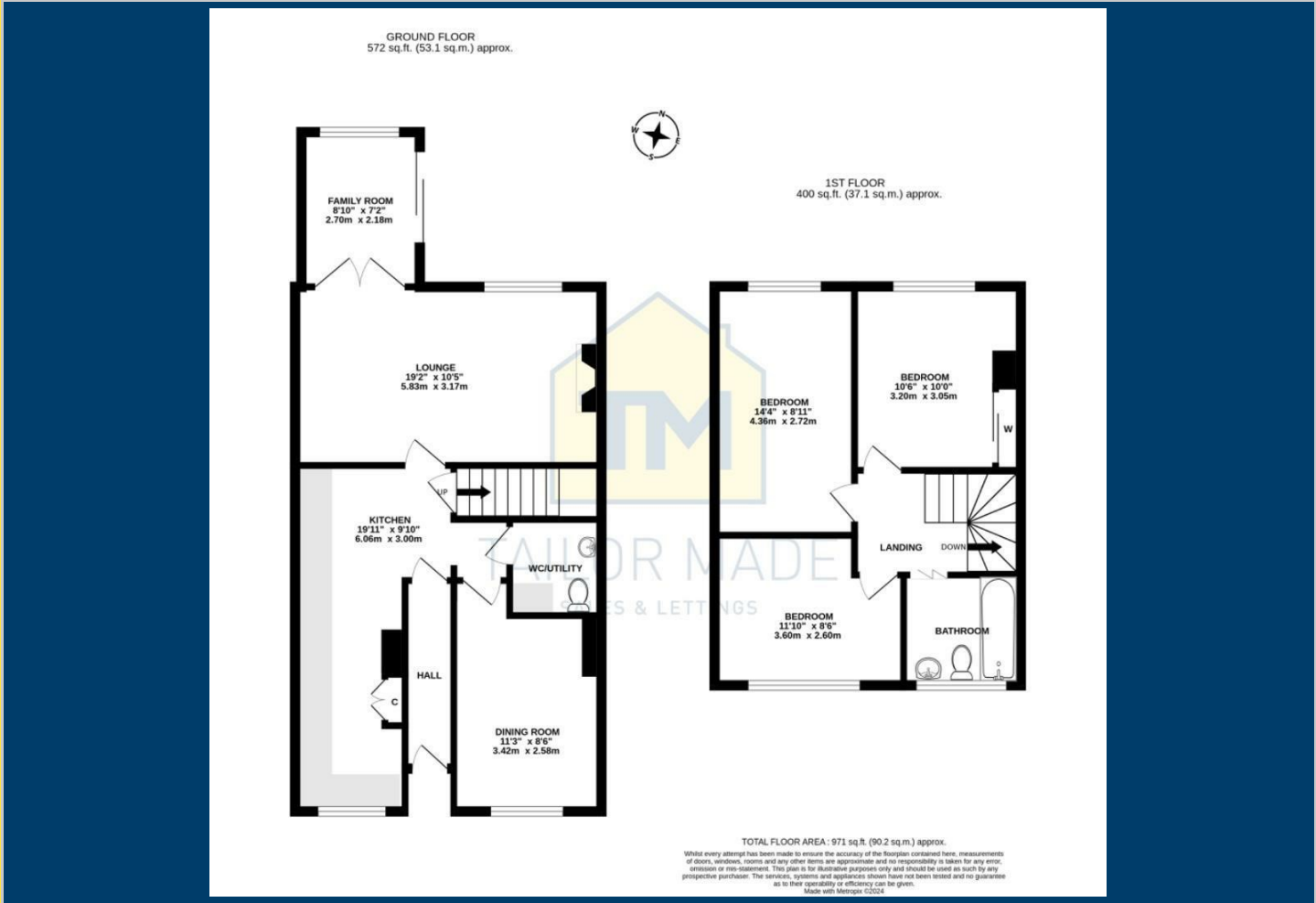
Hybrid Map



Terrain Map



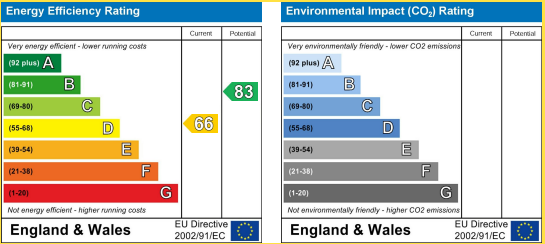
Floor Plan



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.