



TAILOR MADE

SALES & LETTINGS



Sherington Avenue

Allelsey Park, Coventry, CV5 9HU

£1,250 Per Calendar Month



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Property Summary

Tailor Made Sales and Lettings are delighted to bring to market this excellent sized family home, which has been extended and renovated throughout to a very high standard.

The property briefly comprises a modern kitchen diner, living room, downstairs family bathroom and three good sized bedrooms, one of which with an ensuite.

There is a large frontage which provides ample parking, for at least 3 cars and a low maintenance rear garden with shed for storage.

The property is available start of August 2025.

Entrance Hallway

Composite front door, ample space. Door to Bathroom, Kitchen Diner and Living Room.

Living Room

Dual aspect double glazing, feature electric fireplace. Gas central heated.

Downstairs Bathroom

Well sized modern Bathroom suite. P shaped bath with shower over, and glass shower screen. WC and sink. Gas central heated with radiator cover, frosted double glazing to side elevation. Part tiled, mirror on wall.

Kitchen Diner

Dining Area leading to good size, extended Kitchen. Copper effect work tops and breakfast bar with featured lighting above, range of wall and base grey wood effect modern units. Integrated dishwasher and microwave, freestanding washing machine and

American Style fridge freezer. Grill and electric oven, separate induction hob with extractor hood above. Double glazing to rear elevation, with sliding door to rear garden. Ample storage space.

Rear Garden

Turfed rear garden, with flower bed and Garden Room/Shed. Side access to the front of property.

First Floor Landing

Doors to Bedrooms.

Master Bedroom

Dual aspect double glazing, gas central heated. Door to Ensuite.

Ensuite

Shower cubicle with electric shower, WC and sink. Mirror with light effect.

Bedroom Two

Double bedroom with double glazing to rear elevation, gas central heated.

Bedroom Three

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

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

Tel: 024 76939550

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/

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



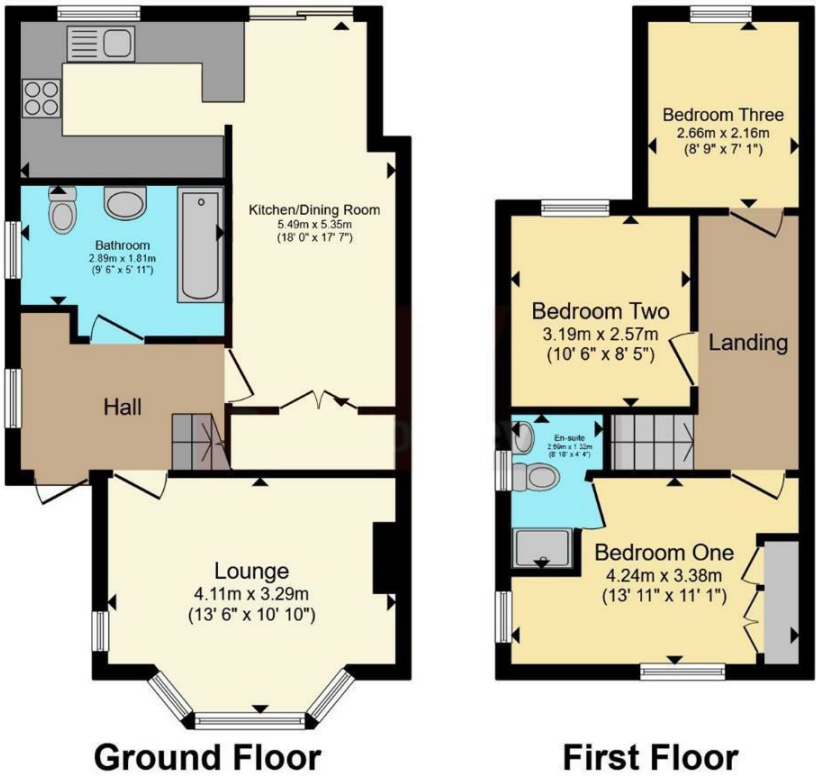
Hybrid Map



Terrain Map



Floor Plan



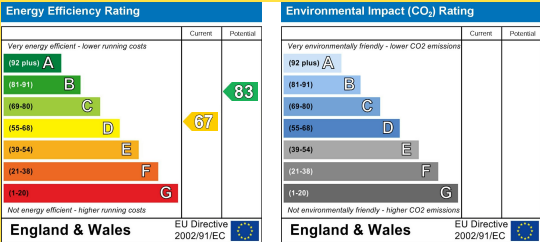
Total floor area 78.6 sq.m. (846 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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.