



TAILOR MADE  
SALES & LETTINGS



## Lyndale Road

Whoberley, Coventry, CV5 8AT

£1,195 Per Calendar Month



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Tailor Made Sales and Lettings are delighted to bring to market this excellent three bedroom family home to let in a peaceful cul-de-sac within the hugely popular area of Whoberley. This home is perfectly positioned within easy reach of a wide range of shops, medical practices, supermarket, pharmacy and excellent schooling.

There is off road parking and single garage with electric roller door. The rear garden is landscaped, well presented and comprises a decking area, astro turf, raised planters and composite shed.

The ground floor comprises an entrance hallway, downstairs WC, lounge with double doors into a lovely kitchen / diner. The kitchen comprises a range of modern wall and base units, ample counter top space, four ring gas hob, extractor hood, built in fridge freezer, built in dishwasher. There is ample dining space, double glazed window and patio doors to the garden.

The first floor offers two double bedrooms and a good sized single bedroom. The master bedroom benefits from built in wardrobes. The main family bathroom is modern, fully tiled comprising a bath with shower over, wash hand basin with vanity unit, WC, radiator and double glazed window.

## Full Property Summary

### Entrance Hallway

Doors to the WC and lounge. Stairs to the first floor.

### Cloakroom

WC, wash hand basin, double glazed window and radiator.

### Lounge

Double glazed window to the front elevation, radiator and double doors to the kitchen.

### Kitchen / Diner

The kitchen comprises a range of modern wall and base units, ample counter top space, four ring gas hob, extractor hood, built in fridge freezer, built in dishwasher. There is ample dining space, double glazed window and patio doors to the garden.

### First Floor Landing

Doors to all three bedrooms and the family bathroom.

### Bedroom One

Double glazed window to the front elevation, radiator and built in wardrobes.

### Bedroom Two

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

### Bedroom Three

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

### Bathroom

The bathroom is modern, fully tiled comprising a bath with shower over, wash hand basin with vanity unit, WC, radiator and double glazed window.

### 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

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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/)



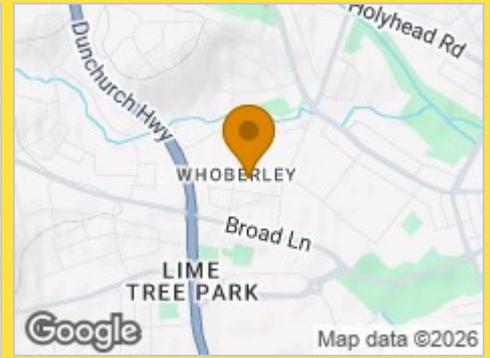
## Road Map



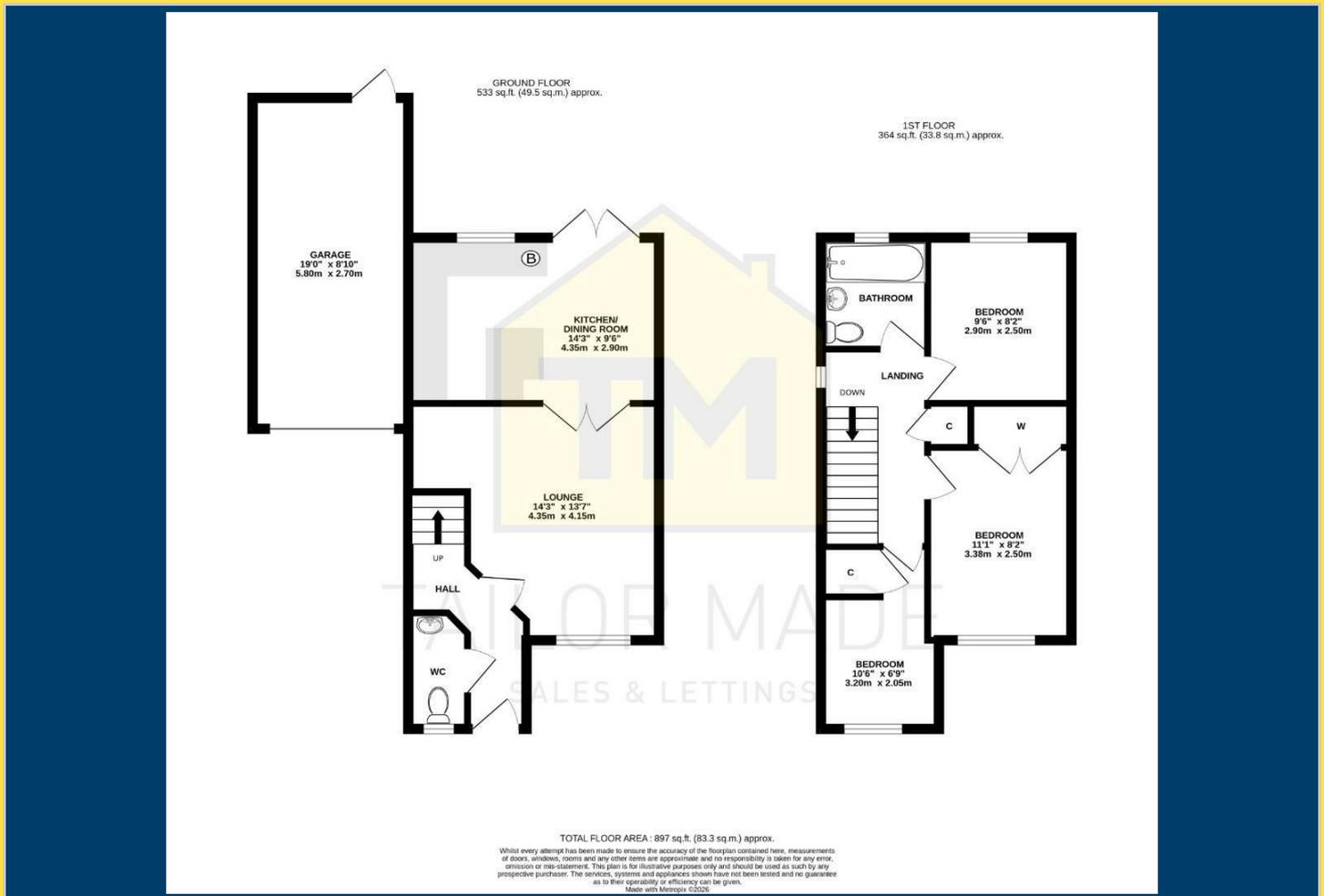
## Hybrid Map



## Terrain Map



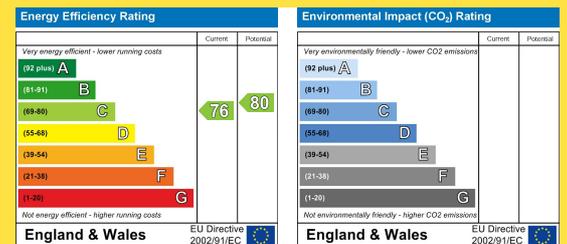
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.