



TAILOR MADE  
SALES & LETTINGS



## Hazelmere Close

Allesley Park, Coventry, CV5 9ND

£995 Per Month





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## Property Summary

Tailor Made Sales & Lettings are pleased to bring to market this well sized, two bedroom, mid Terraced property in the popular area of Allesley Park, West Coventry. Benefitting from a pedestrianised frontage, the property is also afforded a large garage & hardstanding to the rear.

The property has recently been redecorated throughout, benefitting from new carpets in living room, hallway/landing and both bedrooms.

To the ground floor there is an entrance hallway, living room & kitchen diner . Upstairs there are two well sized bedrooms & the family bathroom.

Externally, there is a lawned front garden, & rear garden with Garage.

Presented unfurnished. Available May 2024.

## Front of Property

Quiet pedestrianised frontage, front garden with path & lawned areas. UPVC entrance door.

## Entrance Hallway

Entrance door leading through to hallway, access to lounge & stairs to first floor.

## Living Room

Well sized lounge, understair storage, double glazed window to the front aspect, central heating radiator & access to kitchen/diner.

## Kitchen Diner

Kitchen Diner with a selection of wall & floor units, oven, hob & sink. UPVC door to the rear garden. Under-stair storage.

## Stairs/Landing

Stairs leading to landing, access to all principle first floor rooms.

## Bedroom One

Double Bedroom located at the front of the property, built-in over stair storage & UPVC window to the front aspect.

## Bedroom Two

Second Bedroom to the rear of the property, double glazed window to the rear aspect.

## Bathroom

Family Bathroom with tiled walls, bath with shower over & glass shower screen, sink, W/C & double glazed privacy window to the rear aspect.

## Rear Garden

Rear Garden with patio area, lawn & large garage to the rear. ideal for storage and a vehicle.

## 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

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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/)

### 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



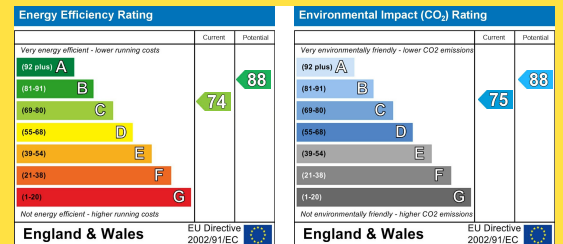
## Floor Plan



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