



TAILOR MADE  
SALES & LETTINGS



TAILOR MADE  
SALES & LETTINGS

## Wendover Rise

, Allesley Park, Coventry, CV5 9JU

£1,195 Per Calendar Month



# Wendover Rise

, Allesley Park, Coventry, CV5 9JU

£1,195 Per Calendar Month



## Property Summary

Tailor Made Sales & Lettings are pleased to bring to market this extended, well sized property in the ever popular Allesley Park Estate in Coventry.

The ground floor comprises of a large through lounge/diner with separate dining room . To the rear, an extended kitchen with patio door to the garden. The first floor comprises of three bedrooms, two of which are doubles with built in storage and modern bathroom.

To the rear of the property there is a tiered garden, with decking area leading to a good sized garage.

The front of the property boasts a driveway with parking for two cars.

Available mid May 2024.

## Porch

Entrance porch with access to the hallway . Ideal for storage.

## Entrance Hallway

## Through Lounge/Diner

Wood effect laminate flooring, arch way to separate dining room and French doors to kitchen. Double glazing to front elevation and gas central heating.

## Dining Room

Gas Central Heating, open through to the lounge.

## Kitchen

Wooden effect laminate flooring, double glazing to the rear aspect and UPVC door out to the rear garden. Selection of wall and floor units, built under electric oven, hob, space for washing machine and fridge freezer.

## Bedroom One

Double bedroom, fitted wardrobes and dressing table for storage. Gas central heating and Double glazing to front elevation.

## Bedroom Two

Good sized double bedroom, gas central heating and double glazing to rear elevation. Views of Coventry City centre.

## Bedroom Three

Good sized bedroom, gas central heating and double glazing to front elevation.

## Bathroom

Grey shower boarding, bath with shower over. WC and sink. Heated towel rail. Double glazing to rear aspect.

## Rear Garden

Large tiered garden. Decking with steps down to lawn. Patio to the rear Garage and gate to entryway.

## Garage

Concrete garage, up and over door. Hardstanding.

## 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/)

### 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



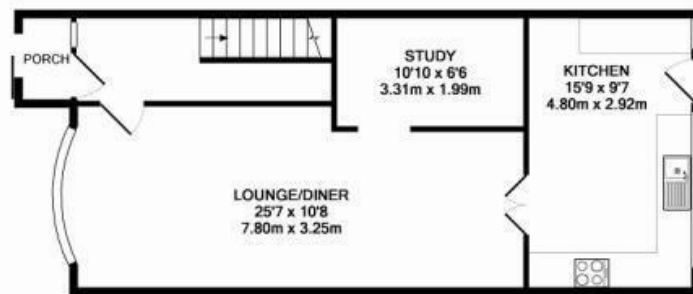
## Hybrid Map



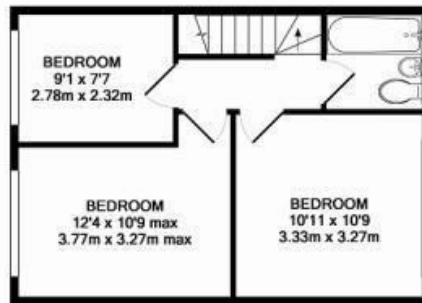
## Terrain Map



## Floor Plan



GROUND FLOOR  
APPROX. FLOOR  
AREA 575 SQ.FT.  
(53.4 SQ.M.)



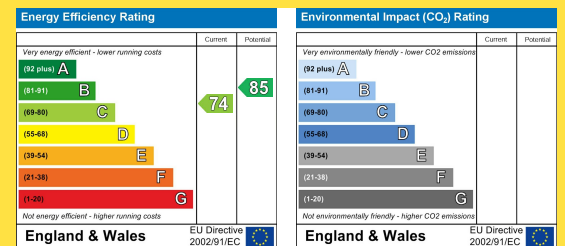
1ST FLOOR  
APPROX. FLOOR  
AREA 384 SQ.FT.  
(35.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 959 SQ.FT. (89.0 SQ.M)

## 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.