



TAILOR MADE
SALES & LETTINGS



Frilsham Way

Allesley Park, Coventry, CV5 9LS

£1,295 Per Calendar Month



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Property Summary

Tailor Made Sales & Lettings are pleased to bring to market this well appointed Semi Detached property a stones throw away from the popular Allesley Park, and excellent local amenities and school catchment.

The property has been refurbished to a high standard, with a high spec kitchen and hive system throughout.

Located on the doorstep of Allesley Park, the exterior of the property benefits from a front garden with driveway, side access, rear garden with patio & lawn areas & garage.

Inside the property, there is an entrance hallway with access to all principle rooms & stairway, a through lounge diner & kitchen to the rear. To the first floor there is a landing, two double bedrooms, a third bedroom & modern family bathroom.

The property is AVAILABLE NOW!

Entrance Hallway

Entrance hallway with doors into kitchen, lounge diner and stairs ascending to the first floor.

Lounge Diner

Open plan Lounge Diner with door to the rear aspect, dual aspect double glazed windows, central heated radiator and ample space for furnishings.

Kitchen

Range of modern wall and base mounted gloss units with work surfaces over, inset stainless steel sink with drainer and mixer tap, integrated Bosch appliances including, gas hob, oven, extractor,

microwave, fridge freezer, washing machine. Double glazing to rear aspect.

Bedroom One

Double bedroom with double glazed bay window, integrated wardrobe storage and central heated radiator.

Bedroom Two

A double bedroom with double glazed window and central heated radiator.

Bedroom Three

A good sized single bedroom with double glazed window, storage cupboard and central heated radiator.

Bathroom

Bath with shower over, WC, hand wash basin mounted in vanity unit, opaque double glazed window and central heated radiator.

Rear Garden

Good sized rear Garden, paved and lawned. Fence enclosed, gate to side access and door into detached Garage.

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

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



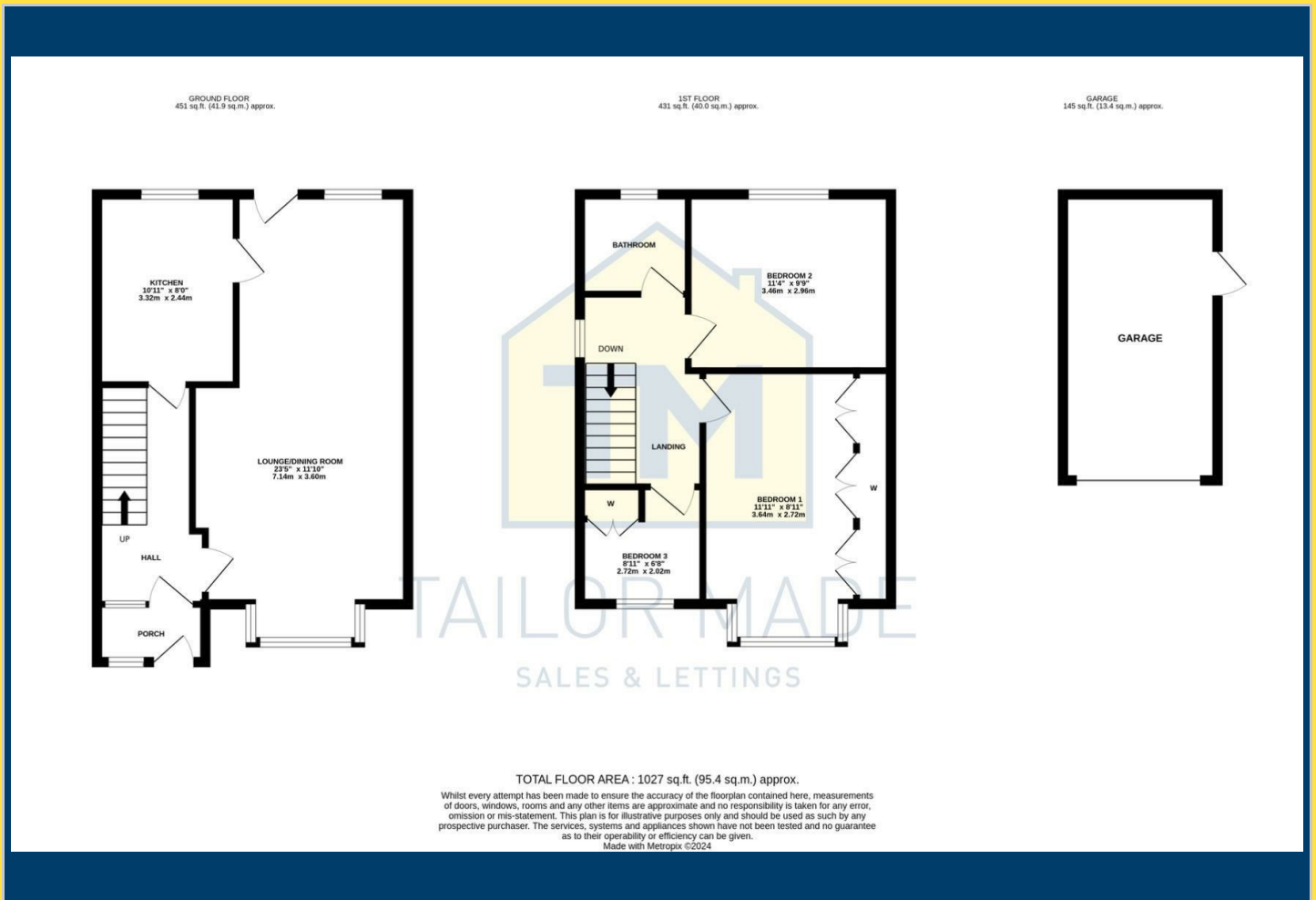
Hybrid Map



Terrain Map



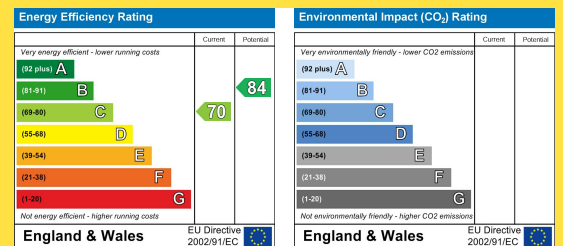
Floor Plan



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.