



TAILOR MADE
SALES & LETTINGS



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Marriners Lane

Allesley, Coventry, CV5 9LD

£1,095 Per Calendar Month



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Property Overview

Tailor Made Sales & Lettings are pleased to bring to market this corner plot, end of terrace property, in the popular Allesley Park area of Coventry. Benefitting from excellent local schooling, great amenities & in close proximity to Allesley Park itself, this property is not to be missed.

Briefly comprising; entrance hallway with access to all ground floor rooms, through lounge diner, modern kitchen & lean to on the ground floor. Upstairs we find three bedrooms, two of which are doubles, as well as the family shower room.

To the exterior of the property there are gardens to the front aspect, side & rear, as well as garage & off-road parking.

Presented unfurnished & available now.

Front of Property

Front of property with gardens to front & side aspects. Entrance door leading to hallway.

Entrance Hallway

Entrance Hallway with access to all principle ground floor rooms & stairway to first floor.

Lounge Diner

Through Lounge Diner with windows to the front aspect & doors to hallway, kitchen & lean to.

Kitchen

Modern Kitchen with a selection of wall & floor mounted units, sink, window to the side aspect & access to the lean-to.

Lean To

Lean-to to the rear of the property, utility space to the right hand side with space for white goods. Windows to all aspects & French doors to the garden.

Stairway

Stairway leading to the first floor landing, with access to all first floor rooms.

Bedroom One

Double Bedroom to the front aspect of the property, with window to the front.

Bedroom Two

Double Bedroom to the rear aspect of the property, with window to the rear.

Bedroom Three

Single third bedroom to the front of the property, window to the side aspect.

Family Shower Room

Modern Family Shower Room to the rear of the property, shower enclosure with glass sliding doors, pedestal sink & W/C.

Rear Garden

Rear Garden with lawned & patio areas. Gated side & front access.

Garage

Concrete Garage with electric & parking to the front aspect.

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.

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/



Road Map



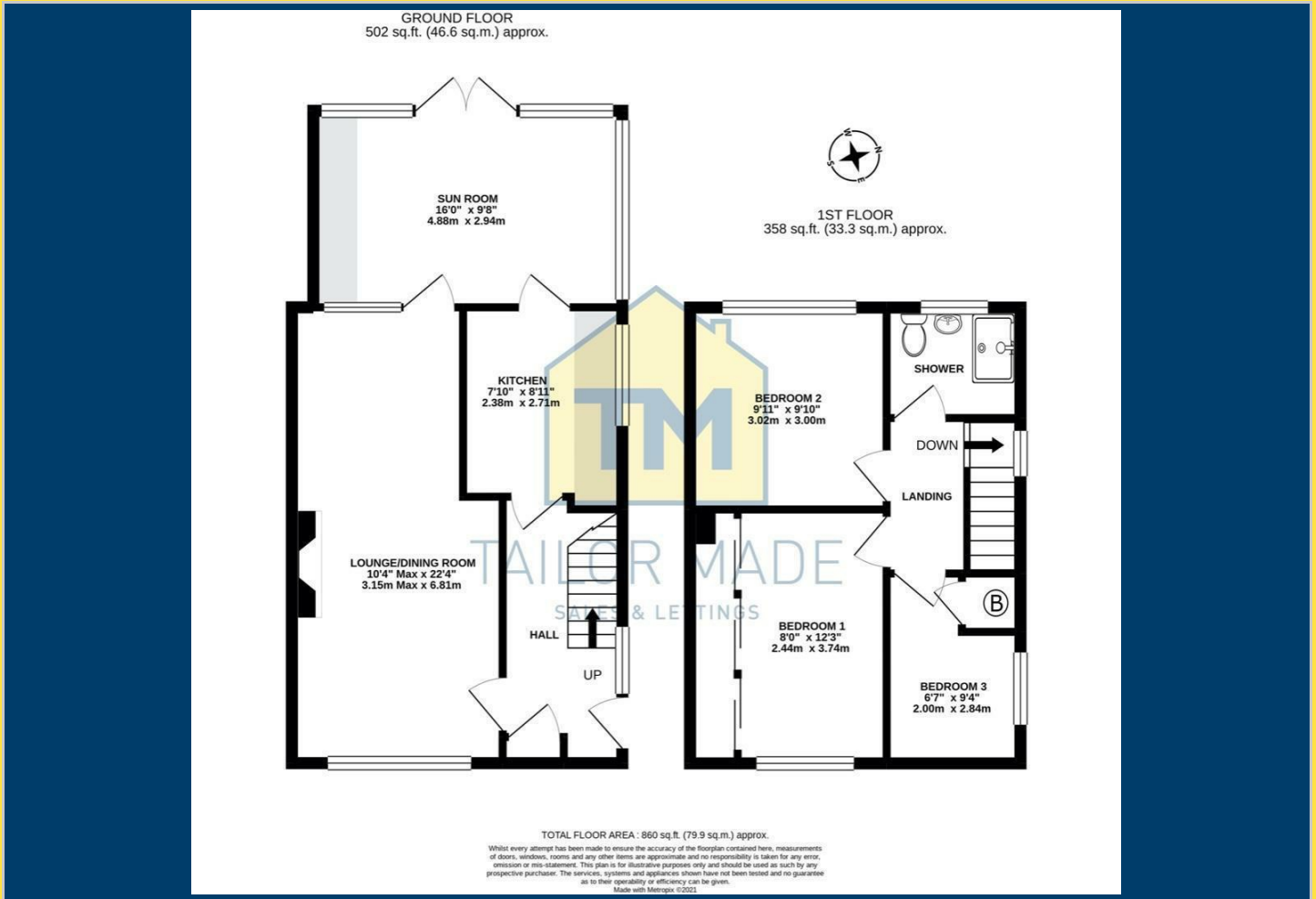
Hybrid Map



Terrain Map



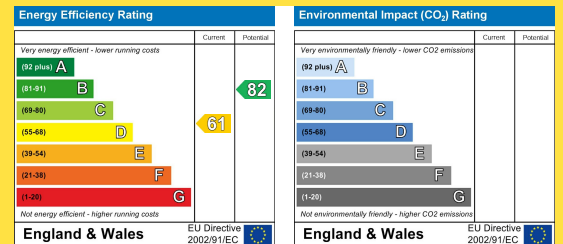
Floor Plan



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.