



TAILOR MADE

SALES & LETTINGS



Sherington Avenue

Allesley Park, Coventry, CV5 9HU

Offers Over £200,000



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Tailor Made Sales and Lettings are delighted to bring to market this lovely two bedroom End of Terrace property, in the popular Allesley Park.

The property has two great sized double bedrooms (the master bedroom benefits from an ensuite WC and sink), Modern fitted kitchen with dining room, Lounge, and ground floor bathroom. Private rear garden with patio area with garage providing additional parking.

A fantastic first time buyer property that is ready to start your new journey as home owners, or for anyone wanting to downsize but stay in the area. The area offers great local schools, amenities and ideal transport links to the city centre, Birmingham and beyond.

Entrance Hallway

Door to lounge, kitchen, and shower room. Stairs to first floor.

Lounge

Double glazed windows to front and side, feature fireplace, Gas central heating radiator.

Kitchen

Range of modern wall and floor mounted units, stainless steel sink, electric oven and gas hob, space for washing machine. Inset under stairs cupboard ideal as a larder space.

Dining Room

Double glazed window and patio door leading out to the garden. Gas central heating radiator.

Shower Room

Fully tiled shower room with WC, sink and shower cubicle with electric shower. Double glazed privacy window to rear.

Bedroom One

Double bedroom with build in wardrobe, central heating radiator, double glazed window to front and side elevation. Door to ensuite WC with sink.

Bedroom Two

Double bedroom with central heating radiator and double glazed window to rear.

Garden

Mostly laid to lawn with patio area, gate to the rear entry and 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 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

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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



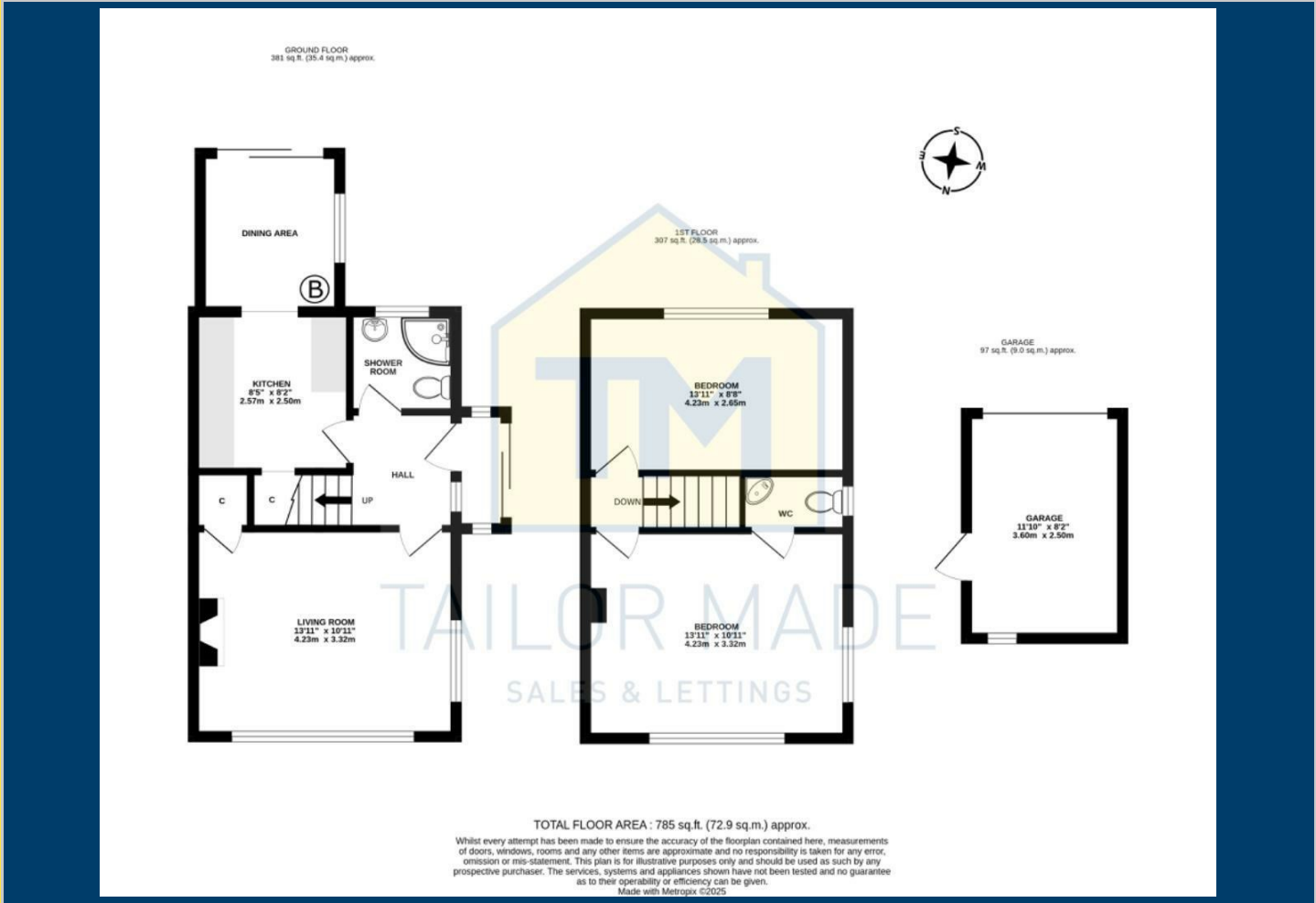
Hybrid Map



Terrain Map



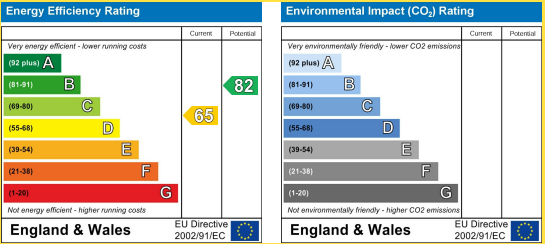
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.