



TAILOR MADE
SALES & LETTINGS



Torrington Avenue

Tile Hill, Coventry, CV4 9AQ

£1,050 Per Month



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Property Overview

A pleasure to bring to market this lovely two double bedroom, immaculate end of terrace property. The property is perfectly situated on the edge of Tile Hill, a suburb well served by local amenities, public transport links in and out of the city, medical practices, larger retail stores and excellent transport links, via the A45, M42 and back the other way to the M6. Both Tile Hill and Canley Rail Station are within close proximity with direct links to the Birmingham International, New Street and London Euston. Warwick University and its surrounding amenities including Arts Centre, Bars, Food outlets and Gym are also closely situated.

The property offers a wall enclosed and gated front garden, small entrance hallway, bright and airy lounge with a gas fire providing a focal point to the room, under stairs storage and lovely double doors into the open plan kitchen/diner, making the entire ground floor a great space for entertaining visitors. Patio doors lead off the kitchen/diner into a stunning landscaped garden with covered seating area, making it ideal for all seasons, outside utility area, water feature and pond, attractive fencing, greenhouse, low maintenance paving and step down into a modern detached larger than average garage, modern up and over door, power, lighting and good vehicular access.

The first floor comprises two excellent, superbly presented, double bedrooms, the master bedroom larger than the rear double with ample dressing area space, two double glazed windows, bringing in plenty of natural light and large Ikea wardrobes. The rear double bedroom also has a double wardrobes, large double glazed window and central heating radiator.

The bathroom has modern tiling and comprises a white suite including a bath with shower over, glass screen, wash hand basin, WC, radiator and double glazed window.

Full Property Summary

Entrance Hallway

Door into the lounge and stairs to the first floor landing.

Lounge

Double glazed bay window to the front elevation, radiator, gas fire with marble surround, under stairs storage and double doors into the kitchen/diner.

Open Plan Kitchen / Diner

The kitchen comprises a range of wall and base units, laminate counter tops, stainless steel sink drainer, freestanding cooker and gas hob, extractor hood, space for the washing machine and fridge freezer. Double glazed window and French doors to the garden.

Landing

Doors to both bedrooms and the bathroom.

Bedroom One

A large double bedroom with two double glazed windows to the front elevation, radiator and large Ikea wardrobes.

Bedroom Two

A good sized double bedroom with double glazed window to the rear, radiator and wardrobes.

Bathroom

A modern bathroom with neutral tiling, white suite including a bath with shower over, glass screen, WC, wash hand basin, radiator and double glazed window.

Agents Disclaimer - Let

While we endeavour to make our lettings 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

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only and as such must be considered incorrect.

Please note that the furniture, fixtures & appliances included within the marketing photos may not be a true representation of that which will be included in any potential let. Details of the furniture, fixtures & appliances to be included are usually detailed within the property description.

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](http://www.tmonline.co.uk/packages/) section of our website on www.tmonline.co.uk/packages/



Road Map



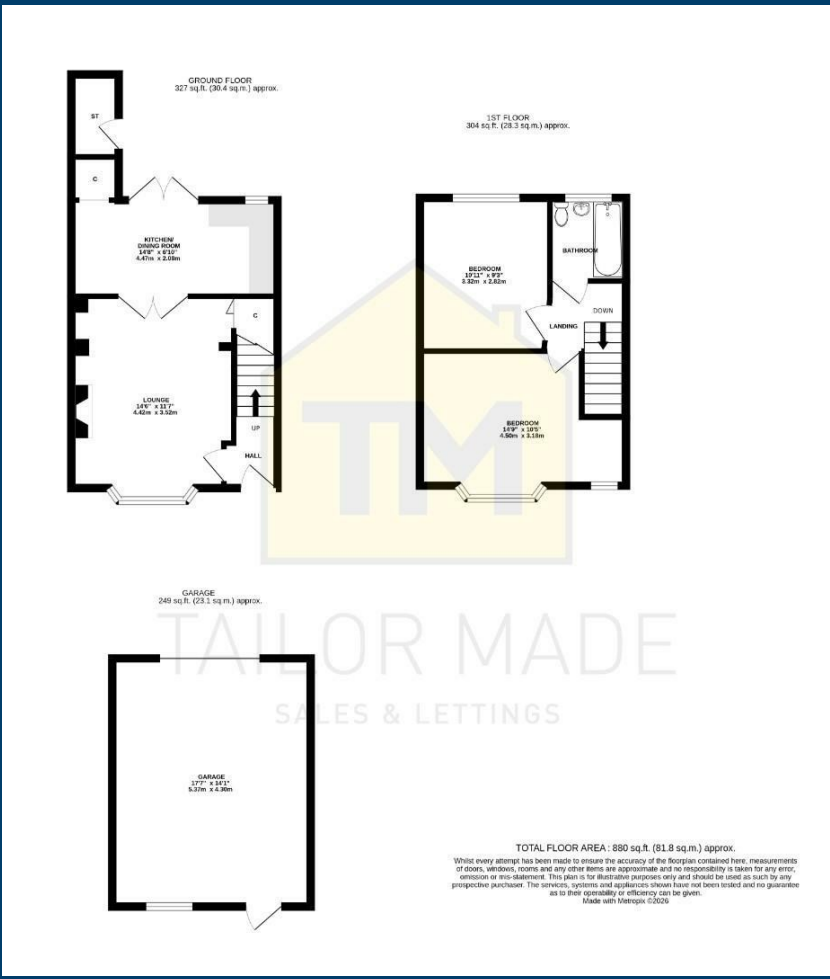
Hybrid Map



Terrain Map



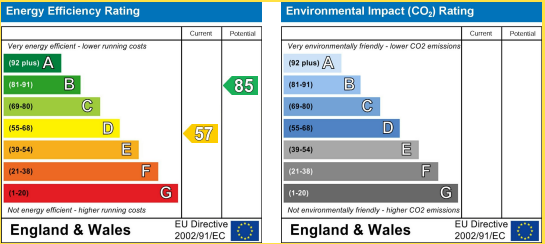
Floor Plan



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.