



# 45 Melville Road , Coventry, CV1 3AL

£1,950 Per Calendar Month



**\*\*STUDENTS OR GROUPS OF 5 ACCEPTED\*\***

Attention Students This Well Presented Large 5 Bedroom Student OR Professional House Is Available For The Upcoming Academic Year 2024-2025 In The Coundon Area - Great Location For Coventry or Warwick University, As Well As Local Amenities Such As Morrisons & Easy Access To The City Centre Via Bus Or Walking.

The property briefly comprises of,

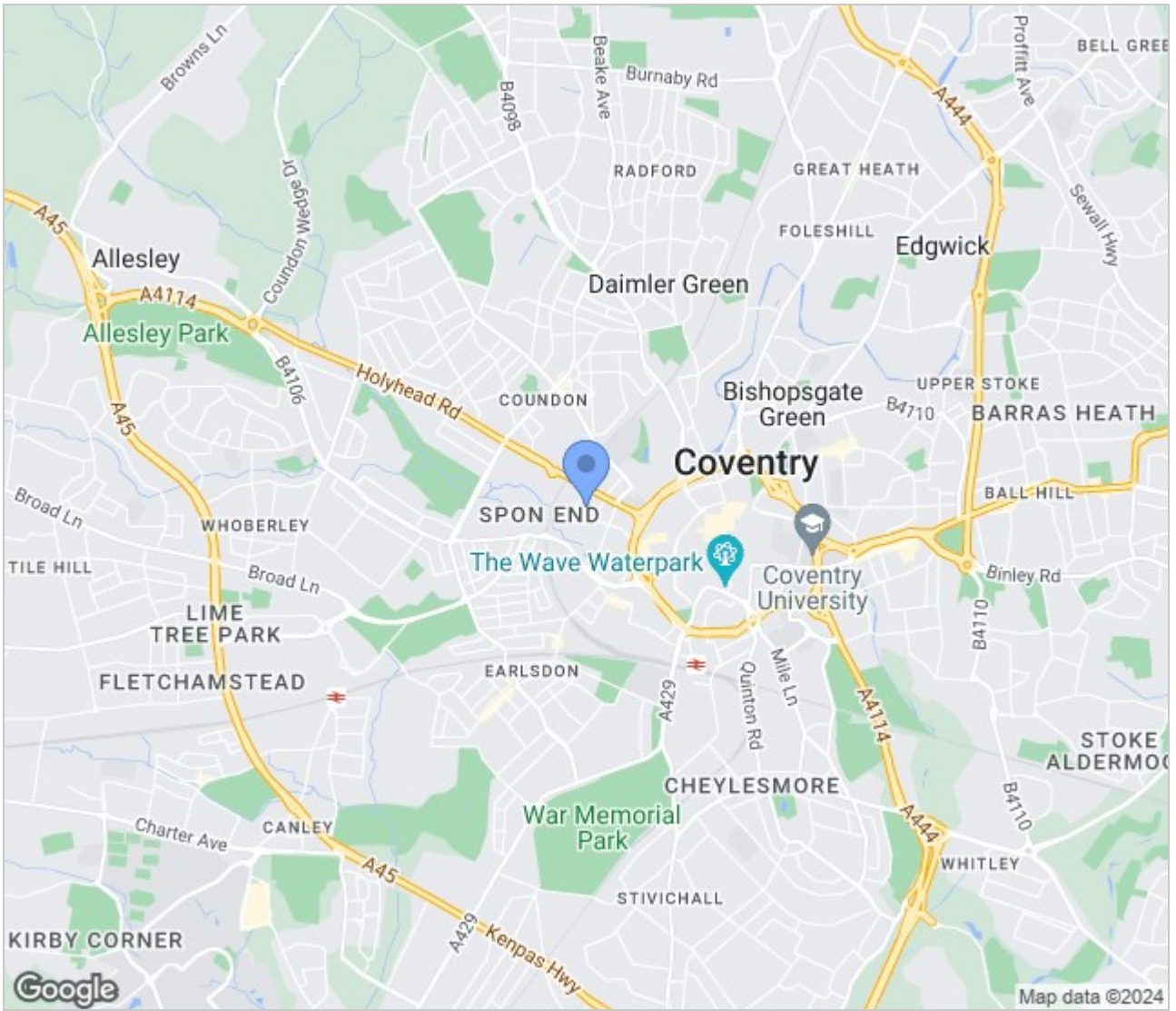
- Modern Open Plan Kitchen/Lounge With appliances and a dishwasher
- Breakfast Bar And Utility Area
- Flat screen TV located in the lounge
- Ground floor shower room
- Bathroom with shower over bath
- 5 Double Bedrooms
- Garden includes a patio area – perfect for BBQ's
- Furnished to suit your studies

£1,950.00 per calendar month. Excluding Bills

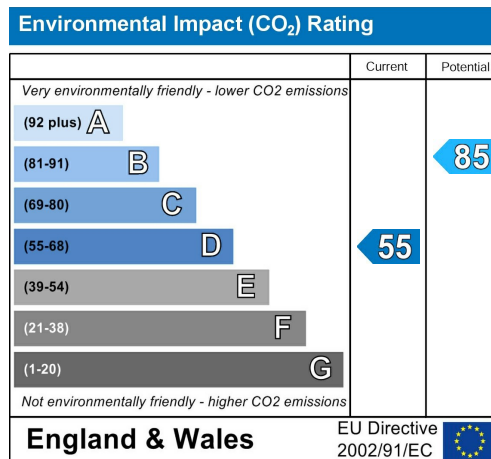
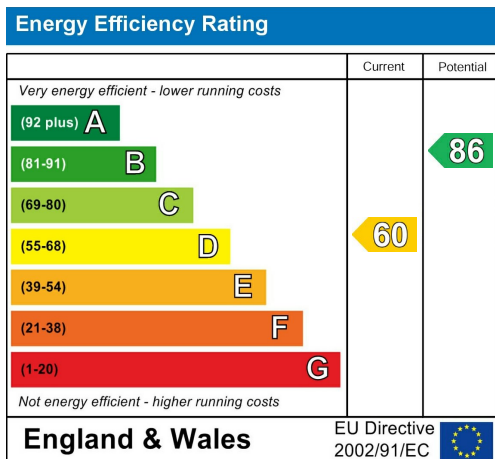




## Area Map



## 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.

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