



## 64 QUARRYFIELD LANE

COVENTRY, CV1 2UJ

- CHEYLESMORE LOCATION • SHORT WALK TO RAILWAY STATION, UNIVERSITY & TOWN CENTRE • WELL PRESENTED • NEW BATHROOM • 2 SECURE PRIVATE PARKING SPACES • WEST FACING GARDEN • KITCHEN/DINER TO REAR • EPC RATING C



# THE PROPERTY

## AVAILABLE NOW

Three Bedrooms ~ Superb Location ~ Close to City Centre & Cov University ~ Off Street Parking ~ Modern Bathroom Available 1st September 2022 A nicely presented home built in 2001 on this purpose built development of similar homes. The Location is superb, within easy walking distance of the city centre, Coventry University and Coventry Train Station. The accommodation is arranged over two floors and briefly offers, Vestibule Hall, Living Room, Dining Kitchen with range of integrated appliances, Rear Lobby with access to a Cloakroom with WC. To the first floor there are three bedrooms and a Family Bathroom which as been recently replaced. Outside there are two secure allocated parking spaces to the rear which make parking easy and convenient. There is a lawned rear garden with pedestrian access leading out via a timber gate to the parking area. Deposit 5 Weeks Rent EPC C Council Tax Band B LOCATION Parkside is a modern development built approximately fifteen years ago on the site of the former Rolls Royce factory. Comprising of a mixture of purpose built Houses and Apartments the great thing about this location is that you are a few minutes walk from the centre of Coventry where you will find Coventry University, Coventry Train Station as well as a wide range of shops and amenities. The London Road is located close by and provides fast access to the Midland Motorway Network and easy access to neighbouring towns of Kenilworth, Leamington and Warwick via the A46 and A45.

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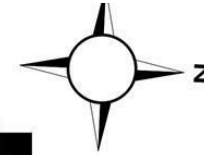


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## THE LOCATION

### Ground Floor

Approx. 32.1 sq. metres (345.5 sq. feet)



Total area: approx. 64.6 sq. metres (695.4 sq. feet)