



**ASSURED
RESIDENTIAL**

8 Eaton Road
Station Square
Coventry CV1 2FF
Tel: 024 7622 5030
Fax: 024 7622 5040

Email: lettings@assuredresidential.com
Web: assuredresidential.com



**26 Timothy Grove,
Coventry, CV4 9BU**

£925 Per Month

An attractive and modernised, bay fronted, three-bedroom end of terraced house set within a quiet cul-de-sac in Tile Hill to the west of the City. In brief, the accommodation comprises entrance hall, lounge and spacious kitchen/diner to the ground floor with landing, three bedrooms and bathroom to the first floor. To the front there is a tarmac drive for one vehicle and to the rear, a good sized, lawned and fenced garden with a shed. The property is fully double glazed and has gas fired central heating. It is situated close to the A45 giving easy access to Birmingham and the wider motorway network. Offered on UNFURNISHED basis and available EARLY OCTOBER.



THROUGH HALL



UPVC double glazed front entrance door, single panel radiator, laminate floor and staircase to first floor with cupboard under.

LOUNGE

10'6" x 11'4" (3.21 x 3.47)



with carpet and curtains, double glazed bay window to the front and a double panel radiator.

KITCHEN/DINER

16'2" x 11'3" max 10'6" min (4.95 x 3.43 max 3.21 min)



Spacious and airy with 3 double glazed windows overlooking the rear garden. Double glazed rear entrance door. Recess with Worcester gas boiler and single panel radiator. Refitted kitchen area with roll edge work surface, base and wall cupboard units. Russell Hobbs slot in ceramic hob cooker having extractor hood over. Laminate floor.

FIRST FLOOR LANDING

Double glazed side window.

REFITTED BATHROOM

panelled bath with thermostatic shower over, low level wc, wash basin with cupboard under and extractor fan. Laminate style floor covering, opaque double glazed window and chromed heated towel rail.

BEDROOM ONE FRONT

8'11" x 12'7" into bay (2.74 x 3.86 into bay)



Single panel radiator, double glazed bay window with curtains, carpet.

BEDROOM TWO REAR

10'2" x 10'0" (3.12 x 3.07)



Single panel radiator, double glazed window with curtains, carpet.

BEDROOM THREE

6'11" x 8'0" (2.12 x 2.46)



Single panel radiator, two double glazed windows with curtains, carpet.

OUTSIDE

FRONT GARDEN

Tarmac drive, fenced to one side and hedge to the other.

REAR GARDEN



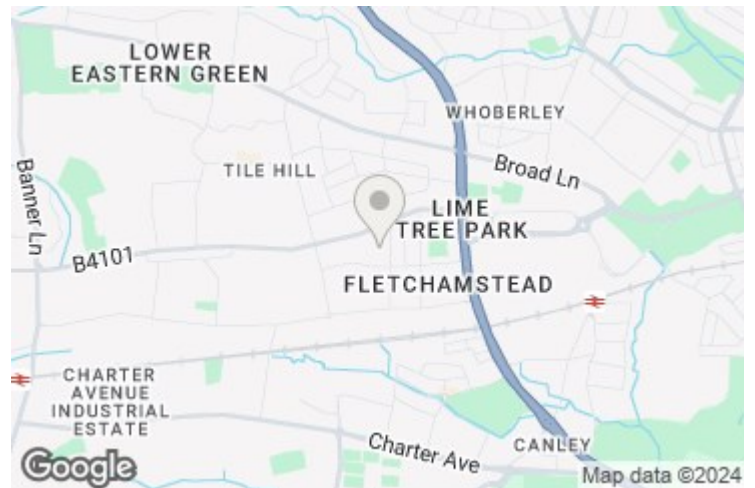
A great size being enclosed to the boundaries and laid out with a lawn & shed.

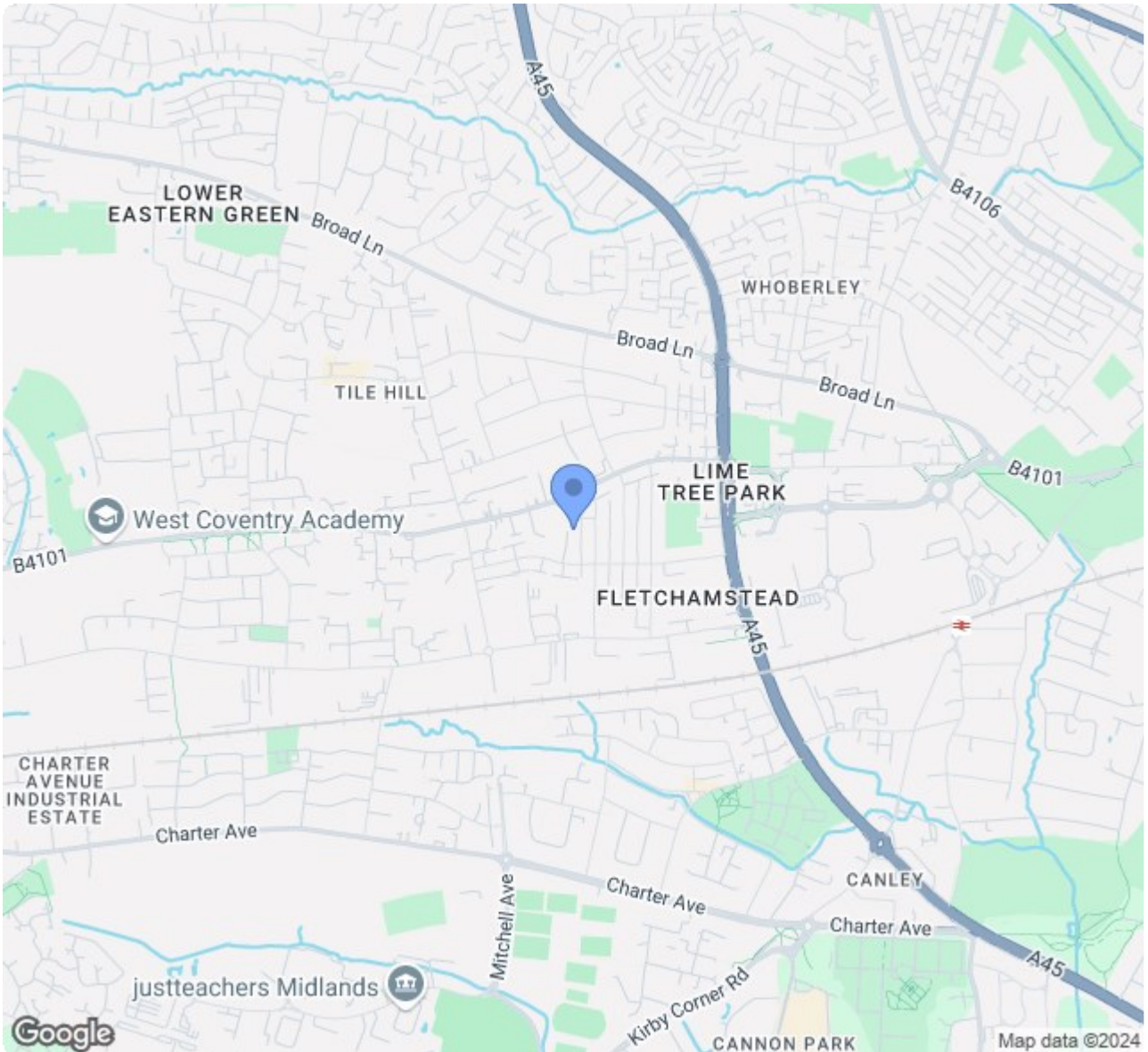
COUNCIL TAX

Band B.

DEPOSIT

A security deposit of £1065.00 in addition to the first month's rent will be payable prior to the start of the tenancy.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	64	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 or agreement. Prospective tenants 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.