



GODFREY-PAYTON  
CHARTERED SURVEYORS



LETTINGS



£1,000 Per month

St John's Vicarage Robin Hood Road, Willenhall, Coventry, Warwickshire, CV3 3AY

# St John's Vicarage Robin Hood Road, Willenhall, Coventry, Warwickshire, CV3 3AY

**\*\* 6 MONTH LET ONLY \*\***

Located in a popular suburb of Coventry, stands this four bedroom detached family home, benefiting from three reception rooms, family bathroom and set within gardens to front and rear.

## Diocese Owned

This Property is owned by the Diocese of Coventry and is expected to house a Minister at some time in the future. It is not always possible to determine exactly when the house may be required and therefore there is no guarantee that it will be available for longer than the advertised fixed term.

It may transpire that the property remains available for longer than the advertised term however it is important that you understand at this stage that this is by no means guaranteed. The rental value does take into account this element of uncertainty.

By signing the Tenancy Agreement you are confirming that you understand and accept these terms.

## VIEWING:

By arrangement with the Agents

## GROUND FLOOR

### Hallway

### Lounge

18'9" x 11'10" (5.72m x 3.63m)

### Dining Room

19'5" x 8'6" (5.94m x 2.60m)

### Kitchen

14'4" x 12'5" (4.37m x 3.79)

With sink, storage cupboards, dishwasher, fitted gas hob and oven

### Utility Room

With sink, storage cupboards and recess for washing machine and tumble dryer

### Study

12'11" x 9'0" (3.94m x 2.76m)

With wall mounted shelves

### WC

With low flush toilet and wash hand basin

## FIRST FLOOR

### Landing

With balcony overlooking the church

### Main Bedroom

12'9" x 11'11" (3.91m x 3.64m)

Benefiting from fitted storage and wash hand basin

### Bedroom Two

12'8" x 12'1" (3.88m x 3.70m)

With wash hand basin

### Bedroom Three

13'3" x 9'0" (4.05m x 2.76m)

### Bedroom Four

3.94m x 2.90m

### Master Bathroom

With bath, wash hand basin and low flush toilet

## Credit References and Deposit

Prospective tenants will be required to pay a holding deposit (one weeks rent) and complete a credit referencing application. Prior to taking occupation of the property you will be required to pay a deposit of five weeks rent and the first months rent in advance (minus the holding deposit).

## Directions

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		