



**MATTHEW JAMES**  
Property Services



**27 Monks Road, Coventry, CV1 2BZ**  
**£2,825 Per Calendar Month**

AVAILABLE START SEPTEMBER..... ALL ROOMS EN-SUITE..... BILLS INCLUSIVE.....TV IN EACH ROOM.....  
A top end student property located very close to Coventry University. Comprising of five good sized bedrooms with en-suites, ground floor WC, open plan lounge and kitchen, rear garden with option of gated parking. There's TV's and desks in each room and the property comes FULLY FURNISHED.

### **Front Garden**

Having walled foregarden and laid mainly to slabs. Step up to the front door and through the front door into the:

### **Entrance Hallway**

Having stairs off to the first floor and door leading off to:

### **Bedroom One**

**11'2 x 8'1 (3.40m x 2.46m)**

Having PVCu double glazed window to the front elevation.

### **Communal Area**

**12'1 x 11'1 (3.68m x 3.38m)**

Having PVCu double glazed window to the rear elevation, under stairs storage and further door that leads to the:

### **Kitchen**

**12'6' x 6'4 (3.81m' x 1.93m)**

Having a PVCu double glazed window to the side elevation, a range of wall, base and drawer units with roll top work surface over, breakfast bar, further space for seating, space for a fridge freezer, space and plumbing for a washing machine and tiling to all splash prone areas. A further opening leads to the:

### **Inner Lobby**

Having the back door that leads to the rear garden area and further door that leads to the:

### **Family Bathroom**

**10'8 x 10'1 (3.25m x 3.07m)**

Having a PVCu double obscure glazed window to the side elevation, panel bath with shower over, low level flush WC, pedestal wash hand basin and tiling to all splash prone areas.

### **First Floor Landing**

Having balustrade, cupboard stairs to the third floor, storage cupboard and doors leading off to:

### **Bedroom Two**

**11'8 x 11'2 (3.56m x 3.40m)**

Having a PVCu double glazed window to the front elevation.

### **Bedroom Three**

**11'8 x 9'9 (3.56m x 2.97m)**

Having a PVCu double glazed window to the rear elevation.

### **Bedroom Four**

**15'4 x 11'8 (4.67m x 3.56m)**

Accessed via a door from the landing on the first floor and being of open plan design with a PVCu double glazed window to the rear elevation.

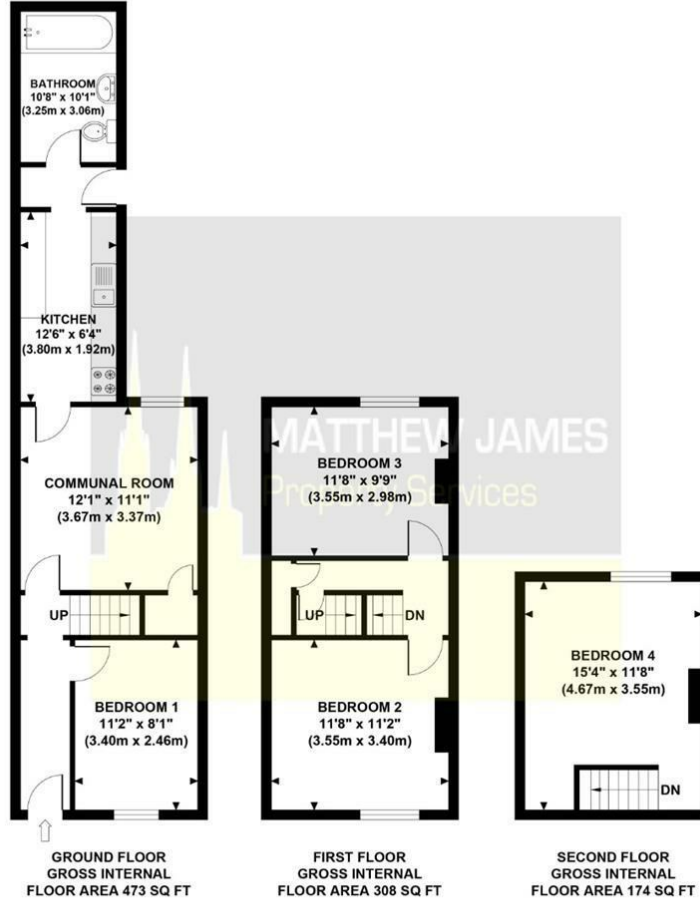
### **Rear Garden**

Having walled perimeter, pedestrian gate to the rear and mainly laid to paving.

# Floor Plan

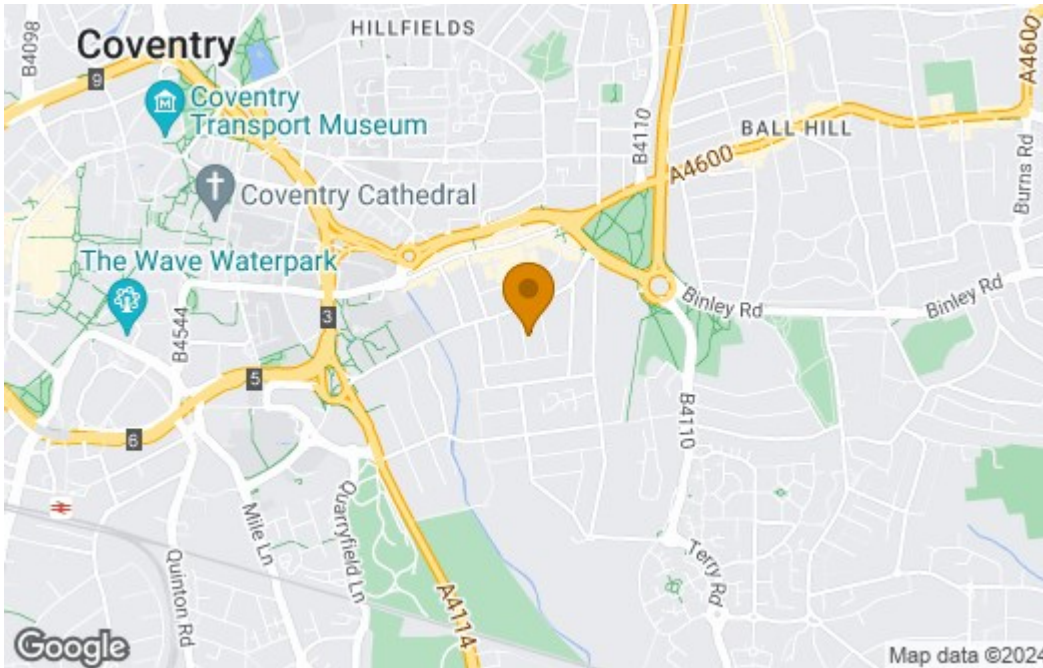
## MONKS ROAD

Approximate Gross Internal Area 955 sq ft / 88.70 sq m

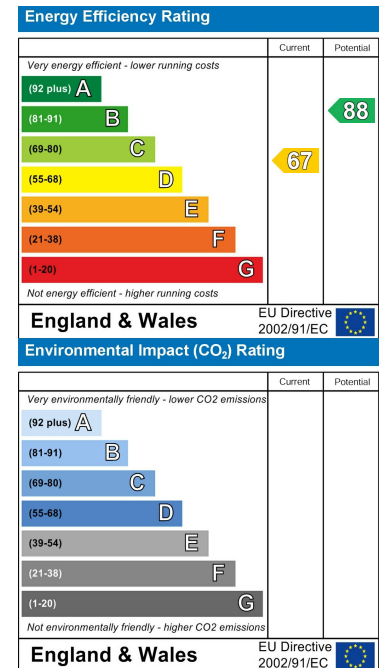


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

# 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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