



**Highland Road  
Coventry , CV5 6GR  
£495 PCM**



## THE ROOM

The room is neutrally decorated and furnished with modern furniture. The room is on the first floor of the and overlooks the rear garden.

The furniture that is included is; double bed and mattress, wardrobe and chest of drawers.

## THE PROPERTY

The property has been recently refurbished to a high standard with modern fixtures and fittings. All tenants have the shared use of a modern fitted kitchen, lounge area and ground floor bathroom.

The communal kitchen and dining area benefits from; an oven and hob, washing machine, ample fridge, freezer and cupboard space. The kitchen opens out onto garden area. The lounge is furnished with leather effect sofa.

There is one shower room on the ground floor and they are fitted with modern fixtures and fittings.

The property has a full serviced and certified combi-boiler for efficient hot water and central heating system. There is also a smoke alarm system throughout the property.

## LOCATION

Earlsdon is one of the most sought after areas of Coventry. It is popular with both working professionals and students; good schools also attract families to the area.

Local boutique shops, restaurants, banks and supermarkets can be found on Earlsdon Street; and Coventry City Centre is also within walking distance. Within close proximity is Coventry's beautiful War Memorial Park - a large, green space.

Earlsdon tends to be popular among both Coventry University and the University of Warwick students. Coventry University is approximately a 20-minute walk through the

City Centre. The University of Warwick is easily accessible using local public transport links or by cycling - for the more energetic!

## ALL INCLUSIVE OF BILLS

Bills are included with the rental price; Utilities, Council Tax, and Broadband.

Please note that there is a fair usage policy as part of the contract.

## FURTHER DETAILS

The Landlord provides a regular cleaner for the communal areas and gardener to maintain the outdoor space.

Viewings are strictly by appointment only. Please contact our office to arrange to view the property.

