



**Craven Street
Coventry , CV5 8DT
£1,200 PCM**



OPEN PLAN LIVING

The property benefits from an open plan kitchen and lounge area; renovated to a high standard with modern fixtures and fittings.

The room benefits from; an integral oven and hob, washing machine, ample fridge, freezer and cupboard space. There is also a leather effect sofa.

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

THE BEDROOMS

The property has three double bedrooms. All with fresh, modern decoration. Each bedroom is fully furnished with modern bedroom furniture.

BATHROOM

The property benefits from a modern fitted bathroom suite including; toilet, sink, shower over the bath and chrome-effect towel rail.

LOCATION

Situated on the outskirts of Earlsdon, which 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!

BILLS

Tenants will be responsible for the payment of all utility bills - including electric, gas and water. Council tax bills are also the responsibility of the tenants; please note full time students are able to get exemption from paying council tax.

