



**Wells Terrace**  
**Coventry , CV5 6HF**  
**£450**



## THE ROOM

The bedroom is located on the first floor of the property. The room is fully furnished with modern furniture including; double bed and mattress, 2-door wardrobe with hanging space and shelves, study desk & chair, and cupboard.

## THE PROPERTY

The ground floor of the property has a large kitchen diner and separate lounge area.

The kitchen area benefits from; a central island with breakfast bar, two 4-Ring gas hobs, an electric oven, microwave, kettle, and toaster. There is ample fridge, freezer and cupboard space for each tenant.

There are 8 rooms in the property all together sharing three shower rooms (one on each floor). Each room is single occupancy so you would be sharing with a maximum of 7 other tenants.

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

A monthly clean of communal areas is provided to ensure the property is kept in tip-top condition!

## THE LOCATION

The property is located in Earlsdon, close to Hearsall Common. It is considered a good area of Coventry and 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 Hearsall Common and a little bit further is Coventry's War Memorial Park - a beautiful green space.

The location tends to be popular among both working professionals and students, particularly studying at University of Warwick. The University of Warwick is easily accessible using local public transport links (from Hearsall Common) or by cycling - for the more energetic!

## BILLS

The rental price is all inclusive of bills; including utility bills and unlimited high-speed broadband.

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

Council Tax is also included within the rental price.

## FURTHER INFORMATION

Viewings are strictly by appointment only. Same day viewings at short notice may be possible. Please call to arrange. \*Virtual Tour Available\*

Due to strict licensing conditions, this room is single occupancy only and is not suitable for couples.

