



**Sovereign Road  
Coventry , CV5 6LT  
£440 PCM**



## ROOM

Room 5 in this property is located on the first floor overlooking the rear of the property. The room comprises in brief; double bed, BRAND NEW mattress, wardrobe, drawers, desk and chair.

The property has just been redecorated and a new carpet fitted.

## PROPERTY

There are five rooms in this property in total. Tenants have the shared use of a fitted kitchen / dining area as well as two bathroom / shower rooms.

The communal areas benefits from; an integral oven and hob, washing machine, microwave and ample fridge, freezer and cupboard space.

The property has a full serviced and certified combi-boiler for efficient hot water and central heating system. There is also a regularly maintained smoke detection 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 as well as Hearsall Common.

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 INCLUDED

Utilities, Council Tax and Wi-Fi are included in the rent for the property.

EPC Rating D. Council Tax Band B.

