



**Glover Street
Coventry , CV3 5FZ
£1,200 Per Month**



THE PROPERTY

The property is a well-presented terraced house with driveway parking for one car, and a rear lawned garden with patio.

The ground floor consists of a fitted kitchen with patio doors onto the garden, and a reception room with bay window overlooking the front of the property/.

The kitchen benefits from an integrated oven and gas hob, a fridge-freezer, and cupboard space. There is plumbing for a washing machine.

The first floor consists of; two good-sized double bedrooms, a smaller third bedroom, and a bathroom with a bath and overhead shower, a WC and a sink.

The property has a fully serviced and certified boiler for efficient hot water and central heating system. The property has also recently been certified electrically and smoke alarms fitted in the property in line with regulations.

LOCATION

The property is in the sought after area of Cheylesmore, which is a popular location for families and professionals. Ideally situated close to OFSTED rated 'Good' schools, local shops, restaurants and supermarkets, and transport links.

Both Coventry City Centre and Coventry Train Station are within convenient walking distance.

BILLS

Bills are NOT included in the rental price and would be the responsibility of the tenants to make their own arrangements.

The Council Tax is Band B for this property. EPC Rating E.

FURTHER INFORMATION

This property does not have a HMO (House of Multiple Occupation) Licence. Therefore it is not suitable for unrelated sharers (e.g. friends, university students). This Landlord is ideally looking for a family to let the property on a long term basis.

A Deposit of 5 Weeks Rent & References will be required.

