



**Sovereign Road**  
**Coventry , CV5 6LU**  
**£450**



## THE ROOM

Room 3 is located on the first floor overlooking the rear of the property.

It has been newly carpeted and is furnished with modern furniture, including; bed, mattress, wardrobe, desk, chair, and shelving unit.

## THE PROPERTY

The property is neutrally decorated throughout, and furnished with modern furniture. All tenants have the shared use of a modern fitted kitchen and communal lounge. There are two shower rooms, one on the ground floor and one on the first floor. These are shared between four tenants.

The kitchen benefits from; an integral oven and hob, washing machine and ample fridge, freezer and cupboard space. The kitchen opens up onto a low maintenance garden.

The lounge area is furnished with a leather effect sofa and flat screen TV, as well as a dining table and chairs.

The property has a certified boiler for efficient hot water and central heating system. There is a fully tested smoke alarms system throughout the property.

## THE LOCATION

This property is situated the sought after area of Earlsdon, close to Coventry City Centre and Coventry Train Station; offering good links to London Euston, Birmingham International, Birmingham New Street and other parts of the West Midlands.

Earlsdon offers 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.

This location is perfect for students or working professional! Coventry University is approximately a 15-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

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

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

