



**Craven Street**  
**Coventry , CV5 8DT**  
**£1,050 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.

