



**3 Bedroom House - Semi-Detached**  
**located on Balliol Road, Coventry**  
**Per Month £1,250 Per Month**





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**£1,250 Per Month**

- AVAILABLE NOW
- LARGE, NON-OVERLOOKED GARDEN
- DETACHED GARAGE WITH POWER/LIGHT & DRIVEWAY
- TWO VERSATILE RECEPTION ROOMS
- BEAUTIFULLY PRESENTED THREE BEDROOM SEMI-DETACHED FAMILY HOME
- USABLE BOARDED LOFT WITH LIGHT & LADDER

**\*\*AVAILABLE NOW\*\*\* A WELL PRESENTED THREE BEDROOM SEMI-DETACHED FAMILY HOME - DETACHED GARAGE AND DRIVEWAY \*\***

Occupying a quiet position on a desirable non-through road, this attractive three-bedroom semi-detached property presents an excellent opportunity for renting.

The ground floor offers two versatile reception rooms, providing ample space for both everyday living and formal entertaining, followed by the modern bright kitchen! The property further benefits from a boarded and insulated loft with fitted ladder and lighting, creating convenient and accessible storage.

Upstairs you'll find three well proportioned bedrooms and the modern family bathroom.

Externally, the home boasts a large garden, backing onto private allotments for a secluded and non-overlooked outlook. A detached garage with power and light provides secure parking or a useful workshop area, complementing the home's practical appeal. CALL NOW TO VIEW!





## RELEVANT LETTING FEES AND TENANT INFORMATION FOR L

As well as paying the rent, you may also be required to make the following permitted payments.

Before the tenancy starts (payable to Up Estates Ltd. 'the Agent')

Holding Deposit: 1 weeks rent

Deposit: 5 weeks rent

During the tenancy (payable to the Agent)

Payment of £50 inc. VAT if you want to change the tenancy agreement

Payment of interest for the late payment of rent at a rate of 3% above the BoE Base Rate





Payment of £50 inc. VAT for the reasonably incurred costs for the loss of keys/security devices  
Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy



We endeavour to make our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. Please be advised that some of the photographs and particulars may have been used in previous listings. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. All properties are available for a minimum of six months, rent is to be paid in advance for each period agreed. It is the tenant's responsibility to insure any personal possessions.





Balliol Road, Coventry





Total Area: 84.8 m<sup>2</sup> ... 913 ft<sup>2</sup> (excluding garage with power/light)

All measurements are approximate and for display purposes only

## CONTACT

Up Estates  
6 Orchard Court  
Binley Business Park  
Coventry  
Warwickshire  
CV3 2TQ

E: [enquiries@upestates.co.uk](mailto:enquiries@upestates.co.uk)

T: 024 7771 0780