

## 9 Briars Close, Coventry, CV2 5JR

**£1,150 Per Month**

SE Properties are delighted to present this three-bedroom, 1.5-bathroom semi-detached family home, in Briars Close, in Coventry CV2. With Rear Garden and Garage. Available to let NOW.

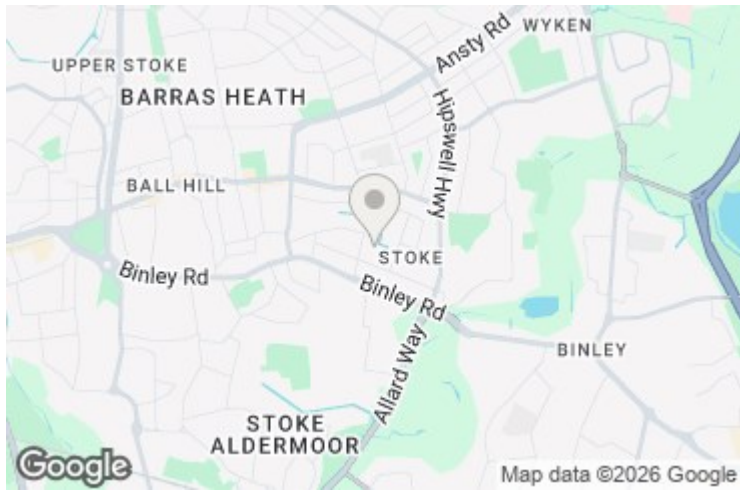
Ideal families or working professionals.

The property ideally situated in a quiet cul-de-sac, comprises a porch, entrance hall, a spacious lounge, a separate dining room with access to the rear garden, a fitted kitchen with electric oven and hob (white goods gifted), and a convenient downstairs W/C.

To the first floor, you will find three bedrooms - two double ones and one single bedroom and a family bathroom featuring shower over the bath and a window for natural light and ventilation.

Externally, the property benefits from front garden, a large private rear garden as well as a detached garage ideal for additional storage or secure parking.

Ideally located close to local amenities, schools, parks, and excellent transport links.  
10 min drive from Walsgrave Hospital.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

63-65 Regent Street, Nuneaton, CV11 4BL  
 T. 02476343683 F. 02476371939 E. sally@seproperties.co.uk  
 PROPRIETOR - Sally A Ellis (DIP RLM)  
 VAT Reg No: 233 3230 52 Company No: 09803013