



**Woodway Lane
Walsgrave
£850 Per Calendar Month**



A well-presented and spacious two-bedroom first floor maisonette, available to rent on an unfurnished basis, situated in the popular Walsgrave area of Coventry. Ideally located close to major road networks and within easy reach of University Hospital Coventry & Warwickshire (UHCW), this property offers both comfort and convenience.

The accommodation briefly comprises a private entrance hallway, a bright and airy lounge, and a fitted kitchen with a cooker,. There are two good-sized bedrooms and a modern bathroom with a shower over the bath. The property also benefits from electric heating and double glazing throughout.

Perfect for professionals, couples or small families, this home is set in a convenient location with access to excellent local amenities. Early viewing is highly recommended – contact us today to arrange an

- EPC Rating: E
- First Floor Maisonette
- Unfurnished
- Lounge & Separate Kitchen
- Two Bedrooms
- Double Galzing & Electric Heating
- Convenient Location
- Council Tax Band: A



PLEASE NOTE: General Information
 We have been informed by the vendor that the tenure of the property is . However, you are recommended to have this information verified by your legal advisor at the earliest opportunity. All measurements are approximate and quoted in metric and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixture, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photos are produced for internal general information and it must not be inferred that any item would be included within the sale.

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