



**Silksby Street  
Coventry , CV3 5FX  
£1,300 Per Calendar Month**



## THE PROPERTY

The property is a well-presented end-terrace house with a paved driveway, a lawned rear garden.

The property is spread over two floors.

The ground floor consists of a fitted kitchen, a good-sized reception room overlooking the front of the property, and a further reception room with doors leading out onto a lawned garden.

The kitchen benefits from an integrated oven and hob as well as a washing machine, a fridge-freezer, dishwasher, and cupboard space.

The first floor consists of; two good-sized double bedrooms, a smaller 3rd bedroom with built in storage and a bathroom with a bath, a shower, a WC and a sink. The main bedroom has a wardrobe and bed frame, which are in good condition and can be left for the tenant.

The property has a fully serviced and certified boiler for efficient hot water and central heating system. The property has also recently been certified electrically and smoke alarms fitted in the property in line with regulations.

## LOCATION

The property is in the sought after area of Cheylesmore, which is a popular location for families and professionals. Ideally situated close to OFSTED rated 'Good' schools, local shops, restaurants and supermarkets, and transport links.

Both Coventry City Centre and Coventry Train Station are within convenient walking distance.

## BILLS

Bills are NOT included in the rental price and would be the responsibility of the tenants to make their own arrangements.

The Council Tax is Band B for this property. EPC Rating D.

## OUT OF HOURS SERVICE

Outside of our normal office hours, our professional call answering service handles every maintenance request, emergency, or query promptly. During the evenings, overnight, and at weekends, you will be able to speak to a real person who will listen and, where possible, help you resolve the issue there and then. If it can't be sorted over the phone, they'll pass the details to the relevant team straight away so a contractor can be arranged as quickly as possible. Simple, clear support when you need it.

## FURTHER INFORMATION

This property does not have a HMO (House of Multiple Occupation) Licence. Therefore it is not suitable for unrelated sharers (e.g. friends, university students). This Landlord is ideally looking for a family to let the property on a long term basis.

A Fridge Freezer and a Washing Machine will be supplied in the kitchen as well as an oven / hob / grill..

A secured insured Deposit of 5 Weeks rent & References will be required.

