



## 9 Briars Close, Coventry, CV2 5JR

**£1,150 Per Month**

SE Properties are delighted to present this well-presented three-bedroom semi-detached family home, ideally situated in a quiet cul-de-sac in Briars Close, in Coventry CV2. Available to let NOW.

Offering spacious and versatile accommodation throughout, this lovely home is perfectly suited to families or professional couples.

The property comprises a welcoming entrance hall, a spacious lounge, a separate dining area ideal for family meals, a modern fitted kitchen with electric oven and hob (white goods gifted), and a convenient downstairs W/C. To the first floor, you will find three generously sized bedrooms and a well-appointed family bathroom featuring shower over the bath and a window for natural light and ventilation.

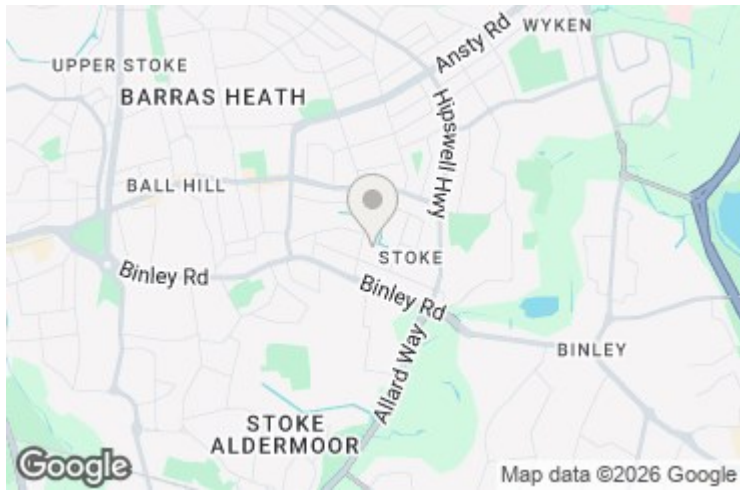
Externally, the property benefits from a large private rear garden as well as a detached garage providing additional storage or secure parking.

Ideally positioned close to local amenities, well-regarded schools, parks, and excellent transport links. Contact us today to arrange your viewing.

EPC Rating: D

Council Tax Band: B

SE Properties – Trusted property experts since 1995, offering expert sales, lettings, and property management across the Midlands. Personal service. Proven results.





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	

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