



x3



x1



x2



Wimborne Drive, Clifford Park
£1,050 Per Calendar Month



Situated in the popular Clifford Park area, this well-proportioned three/four-bedroom mid-terrace home is ideally located within walking distance of University Hospital Coventry & Warwickshire, local schools, shops and everyday amenities, with excellent access to the M6, M69 and A46, making it ideal for families and professionals alike.

Offered on an unfurnished basis, the accommodation briefly comprises an entrance porch, hallway, fitted kitchen with electric oven and gas hob, useful utility/office/storage area, ground floor W.C., and a spacious lounge/dining room with sliding doors leading to the enclosed rear garden. A versatile ground floor room provides the flexibility to be used as a fourth bedroom, home office, playroom or additional reception room.

To the first floor are three generous double bedrooms, a family bathroom with separate shower cubicle, and a separate W.C.

Further benefits include gas central heating, double glazing, an enclosed rear garden, garage and driveway parking.

Available: Now

- EPC Rating: D
- Mid-Terrace House
- Unfurnished
- 3/4 Bedroom
- Lounge/Dining Room
- Front & Rear Garden
- Garage & Driveway Parking
- Ground Floor W.C & First Floor Bathroom
- Utility Area/Storage Room
- Council Tax Band: E







PLEASE NOTE: General Information

These property particulars are provided for guidance only and do not constitute part of an offer, contract or tenancy agreement. Whilst every effort has been made to ensure the accuracy of the information provided, prospective tenants should satisfy themselves as to the suitability of the property before entering into any agreement.

All measurements are approximate, quoted in metric and provided for general guidance only. Fixtures, fittings and appliances referred to within these particulars have not been tested and no guarantee can be given that they are in working order.

Photographs are provided for illustrative and marketing purposes only. Images may have been professionally edited to improve presentation, lighting, brightness and overall image quality. No material alterations have been made to the property and the photographs should not be relied upon as a statement of fact.

Any reference to furnishings, parking arrangements, services, utilities or other property-related information should be verified by prospective tenants prior to entering into a tenancy agreement.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	86
EU Directive 2002/91/EC		
England & Wales		