ASSURED RESIDENTIAL

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Warwickshire, CV1 3JH
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78a Dawlish Drive
Coventry, CV3 5NA

£825 Per Month

A good sized purpose built first floor maisonette in the heart of Stivichall. Situated to the South of Coventry it offers easy access to the A45/A46/A444 and the wider motorway network. The property has been redecorated throughout and had new carpet and curtains fitted, has a modern fitted kitchen with white gloss units, gas hob, electric oven, fridge/freezer, dishwasher, washing machine and dryer. In addition there is a living/dining room, two good sized bedrooms and a bathroom with a mains connected shower over the bath. The property is fully double glazed and has gas fired central heating. Offered on an UNFURNISHED basis and AVAILABLE NOW.

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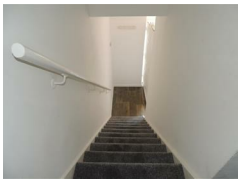
The property is accessed from the rear of the Dawlish Drive shopping parade. There is a shared yard with a shed for the sole use of the maisonette.

HALL, STAIRS AND LANDING



With a composite entrance door leading to a small hall providing storage space and having a central heating radiator. Stairs lead off to the first floor landing with storage cupboards.

KITCHEN
8'7" x 12'10" (2.62 x 3.91)

Having a range of modern white gloss units with a built in gas hob and electric oven, a fridge/freezer, dishwasher, washing machine and a dryer. There is a double glazed window to the rear and a central heating radiator. Vinyl flooring.

LIVING ROOM
8'10" x 15'10" (2.69 x 4.83)

Having a double glazed window to the front overlooking open parkland. Central heating radiator. Store cupboard.

MAIN BEDROOM
9'0" x 15'10" (2.74 x 4.83)

Having a double glazed window to the front overlooking open parkland. Central heating radiator.

REAR BEDROOM
10'4" x 9'0" (3.15 x 2.74)

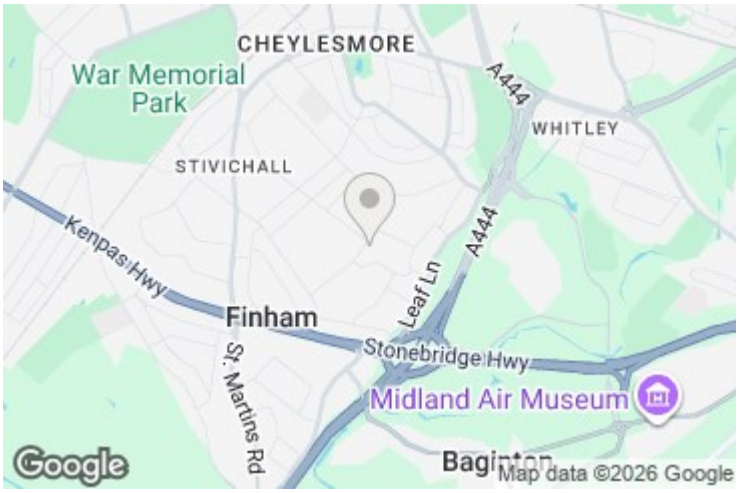
With a double glazed window and central heating radiator.

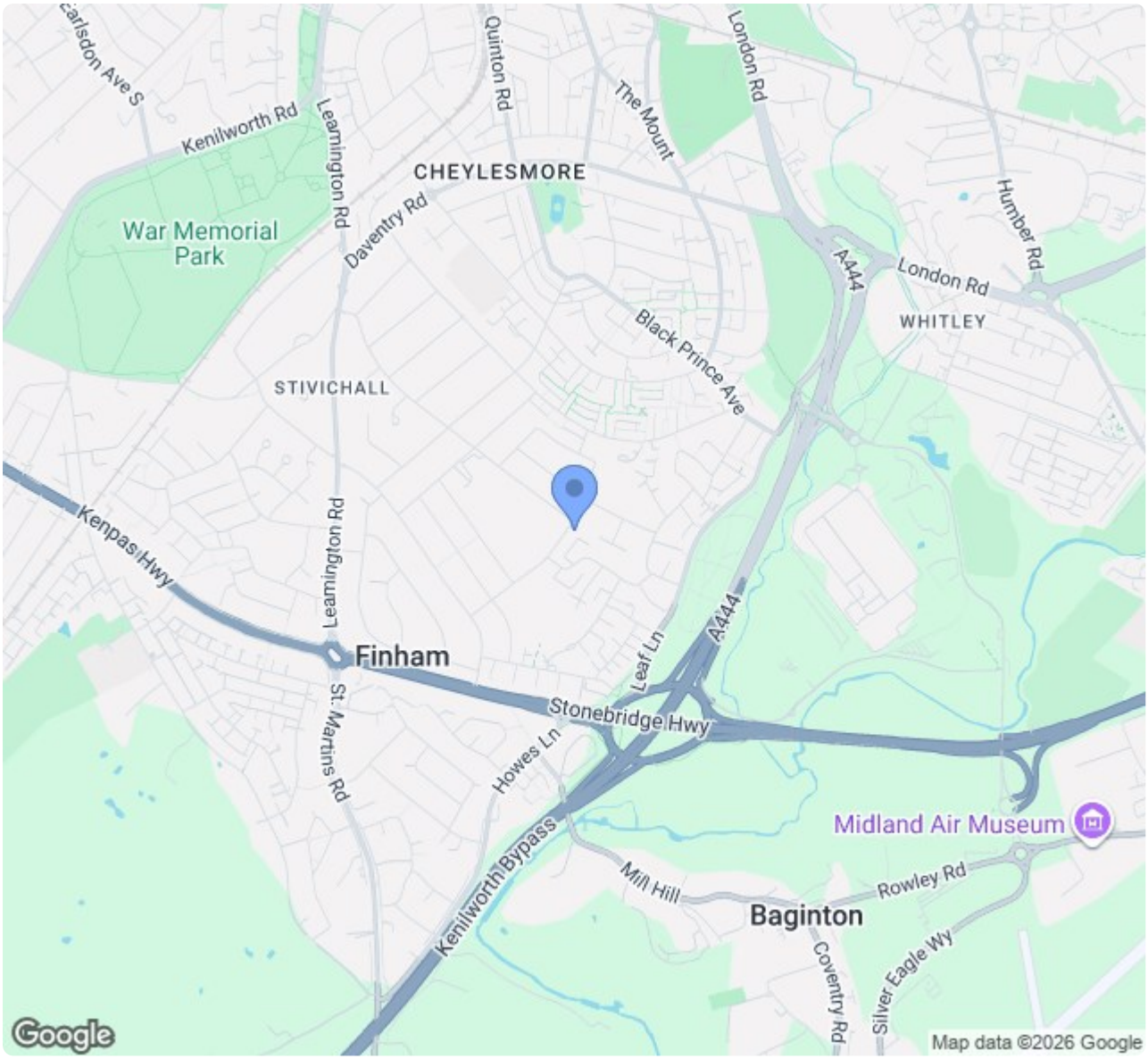
BATHROOM
6'0" x 6'10" (1.83 x 2.08)

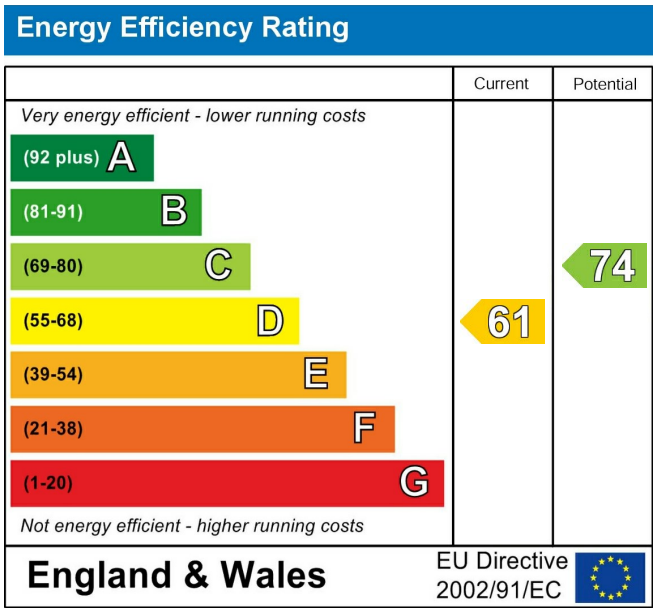
With white suite and thermostatic mains operated shower over the bath. Centrally heated towel rail/radiator.

COUNCIL TAX
Band A

DEPOSIT
A Security Deposit of £950 in addition to the first month's rent will be payable prior to the start of the tenancy.







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