



**Hearsall Lane  
Coventry , CV5 6HJ  
£600 Per Calendar Month**

## SUMMARY

\*\*\*AVAILABLE 14TH MAY\*\* Well presented DOUBLE EN-SUITE BEDROOM in house share. One of Six rooms in the property, each with their own bathroom and share usage of the large kitchen diner and an additional bathroom with shower facility.

## THE ROOM

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## PROPERTY

The property itself is fully furnished and there is bathrooms for each of the 6 bedrooms, 5 of which are en-suite. Located on the ground floor is a large kitchen diner with an additional communal bathroom. There is also a small garden to the rear of the property.

A further three double bedrooms are on the first floor and on the second floor is the final double room.

## LOCATION

The property is located in Earlsdon, which is one of the most sought after areas of Coventry. It is popular with both working professionals and students; good schools also attract families to the area.

Local boutique shops, restaurants, banks and supermarkets can be found on Earlsdon Street; and Coventry City Centre is also within walking distance. Within close proximity is Coventry's beautiful War Memorial Park - a large, green space.

Earlsdon tends to be popular among both Coventry University and the University of Warwick students. Coventry University is approximately a 20-minute walk through the City Centre. The University of Warwick is easily accessible using local public transport links or by cycling - for the

more energetic!

Should you be commuting by train Coventry railway station is a 20-25 minute walk.

## BILLS

The rental price is all inclusive of bills; including utility bills and unlimited high-speed broadband.

Please note that as part of the contract there is a fair usage policy on utility bills.

Council Tax is also included within the rental price. The average Council Tax payment in the UK is £97.21 PER MONTH (based on Band A), this is potentially a huge saving and benefit of house share living!

Council Tax Band C

