JULIE PHILPOT
RESIDENTIAL

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120 SUNNYBANK AVENUE, WHITLEY, COVENTRY, CV3 4DR

£875 PCM UNFURNISHED







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Situated in a convenient residential location within easy reach of Coventry City Centre, local amenities and excellent bus routes, this two-bedroom first-floor maisonette is also ideally positioned for those commuting to Whitley Business Park and Jaguar Land Rover. The property is offered unfurnished, with some white goods included, and benefits from its own private entrance, leading into an inner hallway with stairs to the first-floor accommodation. The accommodation comprises a spacious lounge/dining room with balcony, a fitted kitchen with washing machine, fridge and separate freezer, two bedrooms, one benefiting from fitted wardrobes, and a family bathroom. Externally, the property benefits from a rear garden, with on-road parking available.
Available from mid-January 2027, this property would be ideal for a professional individual, couple or small family seeking a conveniently located home with good access to Coventry and the surrounding areas.

ENTRANCE

With staircase to the first floor.

FIRST FLOOR LANDING

With useful storage cupboard and access point to roof space housing the gas fired central heating boiler.

LOUNGE/DINING ROOM

14' 11" x 11' (4.55m x 3.35m)
With patio doors leading to the balcony, dado rail, central heating radiator and laminate flooring.

KITCHEN
10' 3" x 5' 9" (3.12m x 1.75m)
Having a range of cupboard and drawer units with matching wall cupboards, stainless steel sink, four ring electric hob with extractor hood over and integrated oven beneath. Under counter fridge, freezer and washing machine included. Small storage cupboard, laminate flooring and smoke detector.

BEDROOM ONE
12' 8" x 10' 3" (3.86m x 3.12m)
Having triple built in wardrobe, dado rail and central heating radiator.

BEDROOM TWO
11' 3" x 6' 7" (3.43m x 2.01m)
Having central heating radiator, laminate flooring and useful walk-in wardrobe/storage cupboard.

BATHROOM
Having panelled bath with 'Triton' electric shower over, pedestal wash basin and low level w/c. Central heating radiator and extractor fan.

OUTSIDE

REAR GARDEN
There is small rear garden, mainly laid to lawn.

TENANTS FEES
Holding Deposit
One week's rent (example £875 pcm x 12 divided by 52 - £201.92)
Security Deposit
Five weeks rent equalling £1,009.61

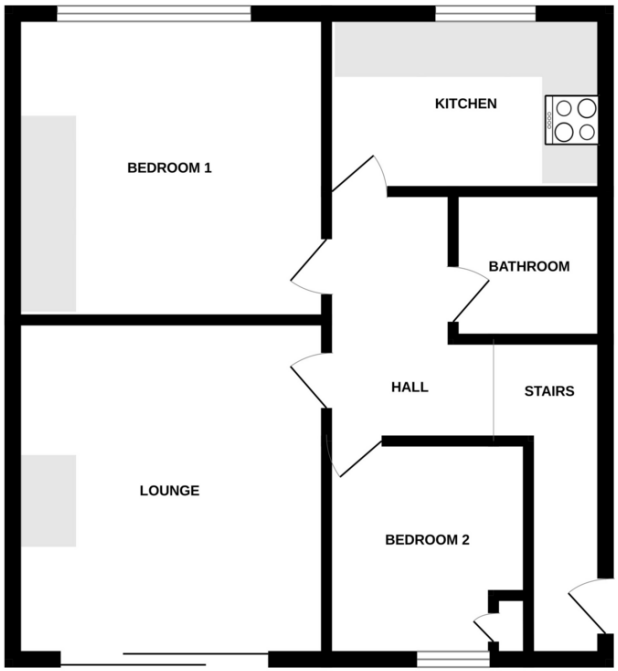
A full list of our Landlord and Tenant Fees are available to download at www.juliephilpot.co.uk.







GROUND FLOOR
489 sq.ft. (45.5 sq.m.) approx.



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TOTAL FLOOR AREA : 489 sq.ft. (45.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- Two Bedroom First Floor Maisonette
- Lounge/Dining Room with Balcony
- Kitchen with Some White Goods
- Rear Garden
- Convenient for Coventry City Centre, JLR and Whitley Business Park
- Unfurnished
- Available Mid-January 2027
- EPC Rating C

Tenant Fees

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Security Deposit	Five weeks rent equalling £1,009.61
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