



**Sovereign Road
Coventry , CV5 6LT
£455 PCM**



THE ROOM

Room 4 in this property is located on the first floor overlooking the rear of the property. The room comprises in brief; double bed, mattress, wardrobe, and drawers. The carpet has been newly replaced.

THE PROPERTY

There are five rooms in this property in total. Tenants have the shared use of a fitted kitchen / dining area as well as two bathroom / shower rooms. The first floor bathroom has recently been replaced.

The communal areas benefits from; an integral oven and hob, washing machine, microwave and ample fridge, freezer and cupboard space.

The property has a full serviced and certified combi-boiler for efficient hot water and central heating system. There is also a regularly maintained smoke detection system throughout the property.

LOCATION

Earlsdon 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 as well as Hearsall Common.

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!

BILLS

The rent is all inclusive of bills; gas, electric, wi-fi, water, and Council Tax.

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

OUT OF HOURS CALL ANSWERING

Outside of our normal office hours, our professional call answering service handles every maintenance request, emergency, or query promptly. During the evenings, overnight, and at weekends, you will be able to speak to a real person who will listen and, where possible, help you resolve the issue there and then. If it can't be sorted over the phone, they'll pass the details to the relevant team straight away so a contractor can be arranged as quickly as possible. Simple, clear support when you need it.

FURTHER INFORMATION

Credit and reference checks will be completed as part of your application.

This room is only suitable for single occupancy. Sorry, no couples accepted. This is due to HMO licensing rules.

