



**Holyhead Road
Coventry , CV1 3AD
£630 PCM**



THE ROOM

The furniture is modern and is perfect for the space on offer. Furniture items include; double bed with brand new mattress, wardrobe, chest of drawers and study desk. The room also benefits from a recently fitted ensuite shower room.

Additional extras in the room include; an in room private intercom, bedside USB charger points, TV booster aerial point, and functional mood lighting.

THE PROPERTY

The property has been recently refurbished to an exceptional standard with modern fixtures and fittings. All tenants have the shared use of a modern fitted kitchen with dining area as well as a ground floor toilet.

The communal kitchen and dining area benefits from; two integral oven and hobs, washing machine and tumble dryer, ample fridge, freezer and cupboard space. There is also a modern dining table and chairs. The kitchen opens onto the garden area, which offers secure bicycle storage.

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

LOCATION

The property is located in CV1 - a short walk into Coventry City Centre and to Coventry University. There is a local convenience shop within close proximity - good for last minute groceries and supplies.

The Alvis retail park is also a short distance away offering; Morrisons supermarket and petrol station, gym, McDonalds restaurant and B&Q store.

The A45 is a short drive away offering great commuting links to Birmingham. There is a bus stop within extremely close proximity to the property, which offers great bus links into the City Centre, Birmingham and Solihull.

ALL INCLUSIVE OF 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.

OTHER INFORMATION

This property is an HMO licensed property which adheres to strict requirements. One of these being the number of occupants. This room is suitable for single occupancy only.

