

ELIZABETH WAY, COVENTRY CV2 2LN



**A WELL PRESENTED, MODERN, THREE BEDROOM HOUSE WITH GARAGE
LOCATED IN COVENTRY. INTERNAL VIEWING RECOMMENDED.**

- **Semi detached home**
 - **Fitted Kitchen**
- **Conservatory and garage included**
 - **Three bedrooms**
- **En-Suite To Master Bedroom**
 - **Available in October**
 - **Council Tax Band: D**
 - **EPC Rating: C**
- **Viewing Recommended**

3 BEDROOMS

£1,250 PCM

A well-presented three-bedroom semi-detached house situated in a popular area of Coventry, offering spacious and practical family accommodation.

The property comprises a fitted kitchen, conservatory, three bedrooms and an en-suite, together with a family bathroom.

Externally, the property benefits from a garage and off-road parking to the front, as well as a rear garden.

Ideally located close to Wyken Nature Reserve, Coombe Abbey and Coventry Hospital, with a range of local amenities and transport links within easy reach.

An ideal family home and early viewing is highly recommended.

Available in October on an unfurnished basis.

Accommodation Comprises:

Entrance hall with ground floor utility/wc, kitchen with appliances, living room, conservatory with French doors leading onto the garden, family bathroom with shower, master bedroom with en-suite, further double bedrooms and single bedroom, single garage. Situated close to the Walsgrave hospital and the Eastern bypass, this well presented three bedroom home is offered on an unfurnished basis. The property has neutral décor throughout and internal viewing is recommended.

Entrance Hall

With built-in under stairs cupboard and with door giving access to:

Utility/WC

With obscure glazed window to the side elevation. Space and plumbing for a washing machine. White fitted wash hand basin and low level WC.

Breakfast Kitchen 11'1" x 17'0" (3.38m x 5.20m)

With tiled flooring, fitted with a gas hob and electric oven, extractor fan over cooker position, built-in dishwasher, fridge and freezer. Windows to the front elevation and door leading to the rear garden.

Living room 16'9" x 11'2" (5.13m x 3.41m)

With neutral carpet, window to the side elevation overlooking the playing field, feature fireplace and door leading to the:

Conservatory 16'11" x 7'8" (5.17m x 2.35m)

With tiled flooring and door leading onto the garden

Staircase leading to the first floor

Bedroom One 3.51 x 3.42

A double bedroom with double built-in wardrobes, two windows to the front and side elevation and door leading into the

En-suite

Fitted with a white suite to comprise; low level wc, pedestal wash hand basin and shower

Bedroom Two 11'2" x 9'6" (3.41m x 2.91m)

A double bedroom with dual aspect windows and a built-in wardrobe

Bedroom Three 7'9" x 7'3" (2.38m x 2.23m)

A single bedroom with a window to the front elevation

Bathroom

Obscure glazed window to the front of the property. Bath with shower over, pedestal wash hand basin, low level WC and airing cupboard

Outside

To the rear mostly laid to lawn with paved pathway leading to the

Garage with up and over door and single parking space in front

Lettings Disclaimer

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Holding Deposit

No tenant fees are payable on this property. One weeks' rent as a holding deposit will be required (Rent x 12 / 52 - e.g If Rent = £750, The holding deposit would be $\text{£}750 \times 12 / 52 = \text{£}173$)

