

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**
- **THREE BEDROOMS**
- **En-Suite To Master Bedroom**
- **Available October 11th 2024**
- **Restrictions: No smoking**
- **Current EPC Rating: 75 (C)**
- **Viewing Recommended**

3 BEDROOMS

£1,150 PCM

EMAIL ENQUIRIES PLEASE A well-presented, THREE bedroom semi-detached house located in Coventry with en suite, FITTED KITCHEN and conservatory. Property has a garage and parking to the front.

The property is close to Wyken Nature Reserve and Coombe Abbey and Coventry Hospital.

Available September 2025

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

Whilst we endeavour to make our details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute any part of an offer or contract. The landlord does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and before the tenancy agreements are drawn up. All electrical appliances mentioned within these letting particulars have not been tested. All measurements believed to be accurate to within three inches. Photographs are reproduced for general information only and it must not be inferred that any item is included for let with the property. All photographs are taken with a wide angled lens. Whilst we endeavour to make our lettings details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract.

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Holding Deposit

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

