

## ELIZABETH WAY, COVENTRY CV2 2LN



- **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

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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 £750 x 12 / 52 = £173)

