

Paul Chillingsworth Homes

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📍 23 Warwick Row,
Coventry CV1 1EY



Grosvenor Road, City Centre, Coventry, CV1 3FZ

Rent: £2100 pcm
Excluding Bills
Deposit: £2400

Perfect for Warwick and Coventry students

Available now this furnished large 6 bedroom Victorian house is situated just minutes from the train station, Warwick Uni bus and city centre. The property comprises of 5 Double bedrooms 4 with En-Suite, 1 Single Bedroom, Fitted Kitchen, Lounge, Dining Room & Bathroom

Location: Take the 3rd exit at Junction 6 of Warwick Road and Ring Road, turn left immediately into Grosvenor Road, No.74 is located at the top of the road next to Central Six.

To Rent



Grosvenor Road, City Centre, Coventry, CV1 3FZ

Hall	With uPVC front door
Lounge	13'3 x 11'11 with 3 piece suite, coffee table, TV with stand and central heating radiator and uPVC
Bedroom 1	14 x 11'11 with double bed, desk, wardrobe and chest of drawers. Central heating radiator and uPVC double glazed window. Ensuite shower room with wash basin and WC.
Dining Room	8'2 x 10'11 with dining table and 5 chairs, built in storage cupboards, central heating radiator and uPVC double glazed window.
Fitted Kitchen	7'10 x 12 with range of modern fitted white fronted wall units, with roll edge worktops, washing machine, tall fridge freezer, fridge, freezer, gas hob and built under oven
First Floor	
Bedroom 2	10'10 x 8'2 with single size bed wardrobe, desk, chest of drawers central heating radiator and uPVC double glazed window. En-suite shower room with WC and wash basin
Bedroom 3	12 x 14 with double bed, wardrobe, desk, chest of drawers, central heating radiator and uPVC double glazed window
Bedroom 4	12 x 12'7 with double bed, wardrobe, desk, chest of drawers, bedside drawers central heating radiator and uPVC double glazed window
Bathroom	With white panelled bath, WC, wash basin,
Second Floor	
Bedroom 5	11'3 x 12 with double bed, wardrobe, desk, chest of drawers, bedside unit. Ensuite shower room with wash basin and WC.
Bedroom 6	13'4 x 8'11 with double bed, wardrobe, desk, chest of drawers, bedside unit, Ensuite shower room with wash basin and WC.

GENERAL INFORMATION

Council Tax Band	C
EPC Rating	E

To reserve a property: A holding deposit of £585.00 equivalent to one weeks rent must be submitted to our office, until such time as the monies have been received in full the property will continue to be marketed. You must then complete and return an application form which can be obtained either in person from our office or by email for online completion.

Please note it is our policy to process only one application at a time so it is strictly first come first served and by applying for one of our properties you are confirming that you accept our agency terms and conditions, a copy of which can be provided on request.

To move in: 1 month's rent in advance, minus the initial holding deposit and a security deposit of 5 weeks rent is required, the deposit will be held and returned at the end of the tenancy subject to any dilapidations or rent arrears.

Overseas Applicants: In the absence of a UK based working guarantor it is necessary that the total rent for the period of the tenancy be paid in advance.

Thinking of
Selling or Renting
your home?
Call Paul on
02476 258492

