

Paul Chillingsworth Homes

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📍 23 Warwick Row,
Coventry CV1 1EY



166 Cromwell Lane, Burton Green. CV4 8AP

Rent £1150 pcm
Deposit £1320
Available – Mid October

This attractive detached chalet bungalow would make a great family home with its good sized rooms, large rear garden and parking for 3-4 vehicles.

The property is superbly located and provides easy access to the A45, M6 and M40 motorways.

Offering flexible accommodation and having Gas Central Heating and Double Glazing the property briefly comprises of a super 20' Fitted Kitchen & Diner, Stylish Lounge, Separate Dining Room, Good Sized Bathroom, Ground Floor Bedroom/Study and 2 Good Sized Bedrooms to the First Floor.

This property is offered unfurnished and has a video tour available.

Location: From Coventry, follow the Knowle signs along Tile Hill Ln, into Tile Hill Village. At the lights by HSBC bank turn left into Station Rd, which becomes Cromwell Ln, the property is just past the Westwood Heath Rd junction.

TO Rent



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| Large Hall | With laminate floor, stairs to the first floor, uPVC sealed unit double glazed front door and central heating radiator. With doors to: |
| Lounge | 15'5 x 16'8 into uPVC sealed unit double glazed bay window, with venetian blinds, hole in the wall pebble gas living flame fire, 3 wall light points and 2 central heating radiators. Double doors open onto: |
| Dining Room | 12'3 x 11' with uPVC sealed unit double glazed bay window, further door onto the hall and central heating radiator. |
| Super Fitted Kitchen | 20' x 11' with comprehensive range of modern base and wall units, fitted stainless steel range style cooker with gas hob and twin electric ovens, washing machine and fridge freezer. Tiled floor, part tiled walls and Vailant combi gas central heating boiler. |
| Ground floor Bedroom | 8' x 12' with uPVC sealed unit double glazed window overlooking the rear garden and central heating radiator. |
| Bathroom | Generously proportioned with corner bath with shower over, wash basin and low level WC. Central heating radiator, extractor and uPVC sealed unit double glazed window. |
| First floor | Landing with doors to: |
| Bedroom | 12'9 x 15'1 with twin uPVC sealed unit double glazed dormer windows with venetian blinds and central heating radiator. |
| Bedroom | L shaped 17'5 x 10'2 overall having a front dormer window with venetian blind, rear uPVC sealed unit double glazed window with views over the garden, central heating radiator and en-suite WC and wash basin leading off. |
| Outside | Gravelled forecourt with parking for 3-4 cars. Rear lawned garden with fishpond and timber shed |

GENERAL INFORMATION

Council Tax Band: D

EPC Rating: E

To reserve a property: A holding deposit of £260, 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 paying the holding deposit & 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.

N.B All rents exclude Council Tax, Water Rates and utilities

**Thinking of
Selling or Renting
your home?**

Call Paul on 02476 258492

