

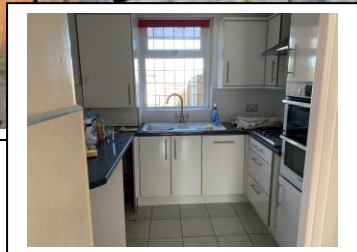
Paul Chillingsworth Homes

☎ 024 7625 8492

@ reception@covagent.co.uk

www www.covagent.co.uk

📍 23 Warwick Row,
Coventry CV1 1EY



814 Broad Lane, Coventry, CV5 7FF

**Rent £695
Deposit £800
Available - December**

This well presented unfurnished 2 bedroom house offers generous accommodation with a good sized rear garden and off street parking.

The property comprises of lounge, fitted kitchen, bathroom, 1 x double bedroom and 1 x small single bedroom/study.

There are local shops and amenities nearby with good public transport links to the City Centre and easy commuting to Birmingham.

Location: Broad Lane is the main road to Berkswell running from Hearsall Common and crossing the A45 the property is located on your right.

To Rent



The accommodation comprises:

Enclosed Porch	Obscure glazed double doors, ceramic tiled floor. Door to living area.
Living Area	4.6m x 3.4m (15' x 11'), UPVC double glazed window to the front, coal effect gas feature fire with polished wood surround and marble insert, stairs to first floor, central heating radiator..
Kitchen	2.4m x 2.2m (8'0" x 7'2"), Double glazed window to the rear, range of wall and base units, one and half bowl stainless steel sink and drainer, inset "Bosch" double oven, and matching gas hob with extractor over, plumbing for washing machine, cupboard housing central heating boiler, ceramic tiled floor, larder cupboard and central heating radiator.
Bathroom	Opaque double glazed window to the side aspect, part tiled walls, ceramic tiled floor, low level WC, pedestal wash hand basin, paneled bath with electric shower over, electric extractor fan and central heating radiator.
FIRST FLOOR Landing	Access to roof space, central heating radiator.
Bedroom One	4.1m x 3.3m (13'7" x 10'9"), Good sized double bedroom with newly fitted sliding UPVC double glazed door onto balcony and central heating radiator.
Bedroom Two/Study	3.2m x 1.6m (10'6" x 5'4"), Small single room with UPVC double glazed window overlooking the rear aspect and central heating radiator.
Outside	Off street parking under a good size carport and rear garden with substantial sized shed to the bottom.

GENERAL INFORMATION**Council Tax Band B****EPC Rating E**

To reserve a property: A holding deposit of £160, 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 also complete and return an application form which can be obtained 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.

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

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

Call Paul on 02476 258492

