

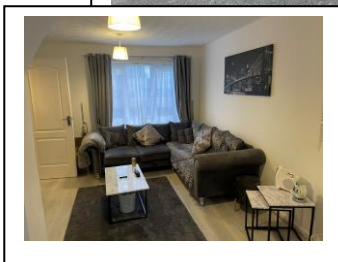
Paul Chillingsworth Homes

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📍 23 Warwick Row,
Coventry CV1 1EY



Ladyfields Way, Holbrooks, Coventry CV6 4PB

**Rent £850 pcm
Deposit £980
Available - Now**

Unfurnished THREE bedroom Semi Detached house ideally located for easy access to the City Centre, A444 and M6.

Benefitting from Gas Central Heating, Off Street Parking and Rear Garden, the property is also just a short walk from the local school and nature park.

Briefly the property comprises of Hall, Lounge, Dining Room with patio doors to Rear Garden, Fitted Kitchen with appliances and Bathroom with shower over bath.

Location: From the Ricoh Island take Winding House Lane, left at lights into Wheelwright Ln, right into Nunts Ln, right into Meadow Rd and right into Ladyfields Way.

TO Rent



Hall	
Lounge	12 3 x 13 2 venetian blind to the sealed unit double glazed window, central heating radiator an arch to
Dining Room	10` x 8` patio doors onto the garden, central heating radiator and access to
Kitchen	10 9 x 7 3 with range of beech style base and wall units with inset gas hob and built under electric oven, washing machine, fridge freezer.
First Floor	
Bedroom 1	8` 8 x 15` 1 with sealed unit double glazed window and central heating radiator
Bedroom 2	8` 9 x 9` 2 with sealed unit double glazed window and central heating radiator
Bedroom 3	6` 6 x 9` 10 with sealed unit double glazed window, over stairs cupboard and central heating radiator.
Bathroom	with white suite comprising bath with thermostatically controlled shower over, wash basin and low level WC. Central heating radiator and sealed unit double glazed window.
Outside	Front and rear gardens with driveway and off street parking.

GENERAL INFORMATION

Council Tax Band: C

EPC Rating: D

To reserve a property: A holding deposit of £195, 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

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Selling or Renting
your home?**

Call Paul on 02476 258492

