



**Charter Avenue,  
Coventry, CV4 8EJ**

**Rent: £950 PCM**

AVAILABLE FROM: May 2024



3



2



1



- Semi Detached 3 Bedroom Family Home
- Good Size Kitchen/Diner
- Large Lounge
- Double Bedroom to the Ground Floor
- Ground Floor Shower Room
- 2 Double Bedrooms & Family Bathroom to the 1st Floor

**Location:** From the A45 by the Fire Station follow signs to Cannon Park, turn right at the island into Charter Avenue and the house is located on the left hand side.

**Paul  
Chillingsworth  
Homes**

Email: [enquiries@covagent.co.uk](mailto:enquiries@covagent.co.uk)

Call **02476 258492**

Website: [www.covagent.co.uk](http://www.covagent.co.uk)



## Floorplan



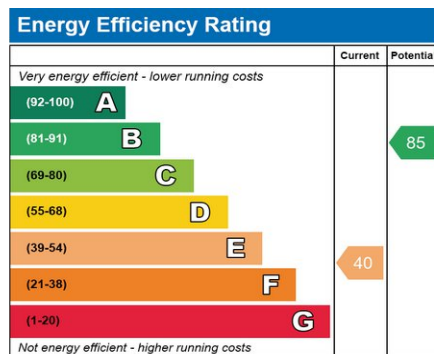
Providing good transport links to Birmingham, Coventry City Centre and the Motorway Network the property is located just a short walk from Schools, Shops and Local Amenities including the popular Canon Park Retail Park.

Comprising of 3 double bedrooms, one of which is to the ground floor and features patio doors to the rear garden so can also be used as a 2nd reception room if wanted, the property also benefits from a ground floor Shower Room and separate family bathroom to the 1st floor.

With a good sized entrance hall there is also a large Lounge and good size kitchen/diner which provides additional access to the rear garden.

The property benefits from Central Heating, uPVC Double Glazing, Off Street Parking and Front and Rear Gardens.

**EPC**



<b>Entrance Hall</b>	with good sized storage cupboard
<b>Bedroom 1/Rear Living Room</b>	3.81 x 3.17 - (12'6" x 10'5") with uPVC double glazed French doors to rear garden and central heating radiator
<b>Shower Room</b>	with enclosed electric shower, wash basin, low level WC, extractor fan and central heating radiator
<b>Kitchen/Diner</b>	3.43 x 3.00 - (11'3" x 9'10") with range of fitted wall and base units, roll edge work top, central heating radiator, uPVC double glazed window and uPVC door to rear garden and plumbing for washing machine.
<b>Lounge</b>	3.30 x 3.86 - (10'10" x 12'8") with uPVC double glazed window and central heating radiator.
<b>First Floor Front Bedroom</b>	3.30 x 3.86 - (10'10" x 12'8") with walk in wardrobe, uPVC double glazed window and central heating radiator.
<b>First Floor Rear Bedroom</b>	2.67 x 3.20 - (8'9" x 10'6") with uPVC double glazed window and central heating radiator
<b>Bathroom</b>	with bath, wash basin, low level WC, uPVC double glazed window and central heating radiator.
<b>Outside - Front</b>	with a lawned area with flower bed surround and paved areas providing off street parking for at least 2 cars - Please note that the canopy currently present is not water or weatherproof and will be removed at some point in the future.
<b>Outside - Rear</b>	Large maintained garden with paved and lawned areas and multiple shrubs and bushes.

<b>RENT: £950 pcm</b>	<b>BILLS NOT INCLUDED</b>
<b>AVAILABLE FROM: May 2024</b>	<b>RENTAL TERM: Long Term</b>
<b>SECURITY DEPOSIT: £1096.15</b>	<b>HOLDING DEPOSIT: £219.23 *</b>
<b>COUNCIL TAX BAND: A</b>	<b>EPC RATING: E</b>
<b>*Holding deposit will form part of the first months rent on move-in. Deposit is non-refundable for unsuccessful application or application withdrawal.</b>	

Email: [enquiries@covagent.co.uk](mailto:enquiries@covagent.co.uk)

Call **024 76 258492**

Website: [www.covagent.co.uk](http://www.covagent.co.uk)

Correspondence address: Friars House,  
Manor House Drive, Coventry CV1 2TE

**Paul  
Chillingsworth  
Homes**