



**Brooklyn Road,
Coventry, CV1 4JT**

Rent: £820 PCM

AVAILABLE FROM: NOW



- Well Presented Terraced Property
- 2 Double Bedrooms one with En-Suite Bathroom
- 2 Reception Rooms
- Downstairs Shower Room
- Fitted Kitchen with White Goods Included
- Close to City Centre, Shops & Amenities
- Good Transport Links

Location: From the Ring Road take Foleshill Road and head towards the A444. After Kwik Fit take the second left into Brooklyn Road & the property is located approx 200ft on the right.



**Paul
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Homes**

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Call **02476 258492**

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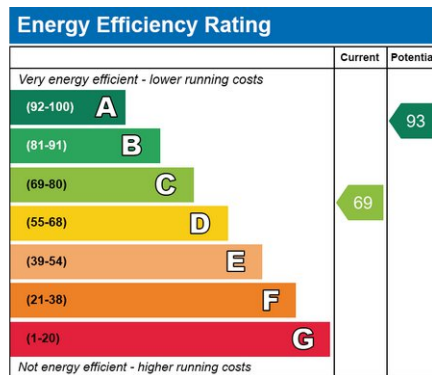




This attractive two double bedroom terraced home is in close proximity to the City Centre, local shops and amenities and provides easy access to the motorway network and public transport links.

Benefiting from low maintenance Rear Garden, On Street Parking, Gas Central Heating and Double Glazing the property comprises of newly carpeted Front Lounge, newly carpeted Rear Dining/Sitting Room, Modern Fitted Kitchen with appliances, Shower Room and to the first floor Two Double Bedrooms - one with EnSuite Bathroom.

Lounge	newly carpeted with uPVC double glazed window, central heating radiator and feature fireplace.
Dining Room	newly carpeted with uPVC double glazed window, central heating radiator, feature fireplace and door to 1st floor.
Kitchen	fitted kitchen with a range of base and wall units with solid wood worktops. Gas hob with built under electric oven, Fridge Freezer and Dishwasher. Access to Utility Area and door to rear garden
Utility Area	housing the boiler and washing machine.
Shower Room	fitted shower with glass screen, pedestal wash basin, low level WC, uPVC double glazed window and central heating radiator
First Floor Landing with Doors To:	
Bedroom 1	carpeted with uPVC double glazed window and central heating radiator.
Bedroom 2	carpeted with uPVC double glazed window, central heating radiator, built-in wardrobe/storage and door to:
EnSuite Bathroom	with panelled bath, wash basin, low level WC, uPVC double glazed window and central heating radiator.
Outside	Paved front garden with path to the front door. Good sized low maintenance rear garden with rear gate and wooden seating.



EPC

RENT: £820 pcm	BILLS NOT INCLUDED
AVAILABLE FROM: Now	RENTAL TERM: Long Term
SECURITY DEPOSIT: £946.15	HOLDING DEPOSIT: £189.23 *
COUNCIL TAX BAND: A	EPC RATING: C

*Holding deposit will form part of the first months rent on move-in. Holding deposit is not refundable for unsuccessful application or application withdrawal.

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