



**50 Belgrave Road,  
Coventry, CV2 5BE**

**Rent: £800 PCM**

AVAILABLE FROM: Now



4



1



1



- Generous bedroom accommodation
- Gas central heating and double glazing
- Lounge
- Kitchen with breakfast area
- 2 double, 2 single bedrooms
- Bathroom
- Forecourt parking

**Location:** Along Walsgrave Rd, into Ansty Rd, right at the lights into Hipswell Highway and 3rd left into Belgrave Rd, the property is past the island on the right.  
What3Words: ///define.splash.wished

**Paul  
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## Floorplan

For identification purposes only- NOT TO SCALE  
Position of doors & windows are approximate

Awaiting floorplan

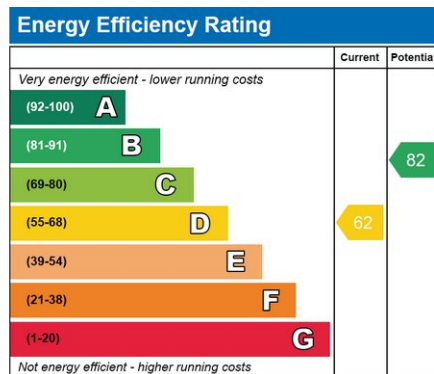
Belgrave Rd leads from Hipswell Highway through to Clifford Bridge Rd with this property located next to the local shopping parade. The property would be ideal for a family or 2 sharers having a vestibule entrance, Lounge, Kitchen with a breakfast area while upstairs are 2 big double bedrooms and 2 good sized singles, plus a bathroom. There is no garden but ample off street parking to the front.

<b>Vestibule entrance</b>	
<b>Lounge</b>	3.30 x 4.39 - (10'10" x 14'5") into bay window
<b>Kitchen</b>	2.26 x 5.05 - (7'5" x 16'7") overall having Kitchen area with base and wall units, inset electric hob, split level oven. Breakfast area with breakfast bar.
<b>First floor</b>	
<b>Bedroom 1</b>	4.52 x 3.35 - (14'10" x 11'0") with double glazed bay window and central heating radiator
<b>Bedroom 2</b>	3.66 x 3.53 - (12'0" x 11'7") with built in wardrobe cupboards, central heating radiator and double glazed window
<b>Bedroom 3</b>	3.20 x 3.20 - (10'6" x 10'6") central heating radiator and double glazed window
<b>Bedroom 4</b>	2.08 x 3.35 - (6'10" x 11'0") overall, (6'10 x 6' effective) central heating radiator and double glazed window
<b>Bathroom</b>	Bath with shower, wash basin, Low level WC and half tiling

<b>RENT: £800 pcm</b>	<b>BILLS NOT INCLUDED</b>
<b>AVAILABLE FROM: NOW</b>	<b>RENTAL TERM: Long Term</b>
<b>SECURITY DEPOSIT: £923</b>	<b>HOLDING DEPOSIT: £184.61 *</b>
<b>COUNCIL TAX BAND: B</b>	<b>EPC RATING: D</b>

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

**EPC**



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