



**St. Michaels Road,
Coventry, CV2 4EJ**

Rent: £950 PCM

AVAILABLE FROM: NOW



3



1



2

- Just off Ball Hill with shops and buses yards away
- Spacious well presented accommodation
- Gas Central Heating & Double Glazing
- Hallway and 2 Reception Rooms
- Kitchen and Bathroom
- 3 Double Bedrooms and 1st Floor WC
- Front and Rear Gardens

Location: From Walsgrave Road, past Gosford Green and take the 3rd right into St Michaels Road where the house is located on the right hand side.



**Paul
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Call **02476 258492**

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Floorplan

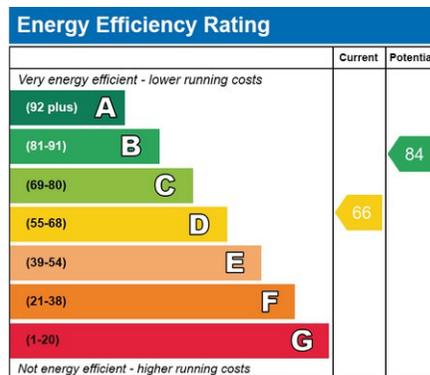
For identification purposes only- NOT TO SCALE
Position of doors & windows are approximate



This spacious home is located just off the heart of Ball Hill shopping centre, where buses to various destinations inc the City Centre and UHCW (Walsgrave Hospital) are just a short walk away.

With double glazing, Gas central heating and recently refreshed decorating, this Un-Furnished home offers hallway, 2 reception rooms, kitchen and bathroom, while upstairs are 3 double bedrooms and a separate WC.

EPC



Hallway	Carpeted with with uPVC double glazed door
Front Living Room	3.42 x 2.53 - (11'3" x 8'4") Carpeted with central heating radiator and uPVC Double Glazed window
Rear Living Room	3.64 x 3.67 - (11'11" x 12'0") Carpeted with under stairs storage cupboard, central heating radiator, uPVC Double Glazed window and stairs to first floor
Kitchen	3.64 x 2.18 - (11'11" x 7'2") with vinyl flooring, range of base and wall units, roll edge worktop, gas cooker, central heating radiator and uPVC double glazed window and door to rear garden
Bathroom	Tiled floor with 3 piece white suite comprising of panelled bath with shower over, pedestal wash basin, low level WC, central heating radiator and uPVC Double Glazed window
First Floor	Carpeted stairs and landing with the following accommodation leading off
Bedroom 1 - Front	3.44 x 3.66 - (11'3" x 12'0") Carpeted with central heating radiator and uPVC double glazed window
Bedroom 2 - Middle	3.66 x 2.74 - (12'0" x 9'0") Carpeted with built-in storage cupboard central heating radiator and uPVC double glazed window
Bedroom 3 - Rear	3.43 x 2.17 - (11'3" x 7'1") Carpeted with central heating radiator and uPVC double glazed window
Upstairs Cloakroom	Tiled floor with low level WC, wash basin, boiler and uPVC double glazed window

RENT: £950 pcm	BILLS NOT INCLUDED
AVAILABLE FROM: Now	RENTAL TERM: Long Term
SECURITY DEPOSIT: £1096.15	HOLDING DEPOSIT: £219.23 *
COUNCIL TAX BAND: A	EPC RATING: D

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

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