



**Crosbie Road,  
Coventry, CV5 8FY**

**Rent: £940 PCM**

AVAILABLE FROM: December



- Refurbished End of Terrace Home
- Gas Central Heating & Double Glazing
- Entrance Porch & Hallway
- Lounge with Bay Front
- Superb Kitchen/Diner
- Useful Play/Utility Room
- 2 Good Size Bedrooms
- Super Refitted Bathroom
- Off Street Parking

**Location:** From Allesley Old Road turn onto Maudslay Road & take the 1st right onto Oldfield Road. Take the 2nd left onto Crosbie Road & continue to the T Junction end, turn right & the property is about 200 yards on your left hand side.

**Paul  
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## Floorplan

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



Crosbie Road is a lovely Cul-de- Sac situated off of Oldfield Road in the popular suburb of Whoberley which is within the catchment areas of St Christopher and West Coventry Academy schools.

There is plenty to do with local shops, parks and amenities nearby and great public transport links to the City Centre as well as easy access to the A45/A46 and motorway network.

The property has been refurbished to a very high standard making it an attractive family home that comprises of a large kitchen/diner, spacious play/utility room and good sized lounge while upstairs there are 2 bedrooms and a refitted bathroom.

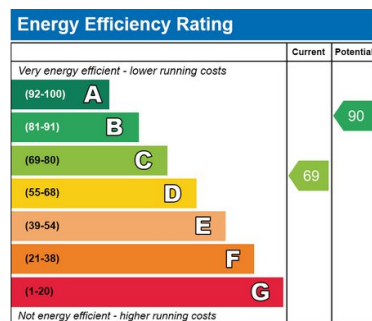
There is off street front parking for one car and a good sized rear garden with useful store shed.

<b>Entrance Porch</b>	
<b>Hallway</b>	With stairs to the first floor and door to:
<b>Lounge</b>	3.89 x 3.66 - (12'9" x 12'0") with uPVC double glazed bay window
<b>Kitchen/Diner</b>	4.30 x 2.46 - (14'1" x 8'1") with comprehensive range of base and wall units with roll edge worktops, inset oven and hob and ample space for a dining table
<b>Rear Utility/Play Room</b>	4.29 x 1.89 - (14'1" x 6'2") with plumbing for washing machine, space for freezer , upvc double glazed window and door
<b>Landing</b>	with 2 bedrooms and a bathroom leading off
<b>Front Bedroom 1</b>	4.29 x 2.64 - (14'1" x 8'8") with 2 uPVC front windows, central heating radiator and large sliding door wardrobe
<b>Rear Bedroom 2</b>	2.45 x 3.47 - (8'0" x 11'5") with central heating radiator, uPVC double glazed window and cupboard containing the boiler
<b>Outside</b>	Front: Hard-standing area with path to the front door Rear: Paved patio with lawned garden beyond and useful rear store

<b>RENT: £950 pcm</b>	<b>BILLS NOT INCLUDED</b>
<b>AVAILABLE FROM: December</b>	<b>RENTAL TERM: Long Term</b>
<b>SECURITY DEPOSIT: £1084.61</b>	<b>HOLDING DEPOSIT: £216.92 *</b>
<b>COUNCIL TAX BAND: B</b>	<b>EPC RATING: C</b>

\*Holding deposit will form part of the first months rent on move-in.  
Holding deposit is non-refundable for unsuccessful application or application withdrawal.

**EPC**



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