

**MATTHEW JAMES**  
Property Services



**200 Walsgrave Road, Coventry, CV2 4AX**  
**£550 Per Calendar Month**

STUDIO AVAILABLE NOW.....A brand new studio in a shared house located only a fifteen minute walk from Coventry City Centre or a five minute bus ride. Briefly comprising of large double bedroom with double bed, kitchen area with small cooker and fridge, en-suite bathroom and shared access to a large rear garden. WI-FI is included along with council tax, gas, electric and water. FULLY FURNISHED.

**Shared Reception**

Seating area and TV

**Fitted Kitchen**

Good size with appliances

**Ground Floor Bedroom**

Large double bedroom with double bed

**En-Suite Bathroom**

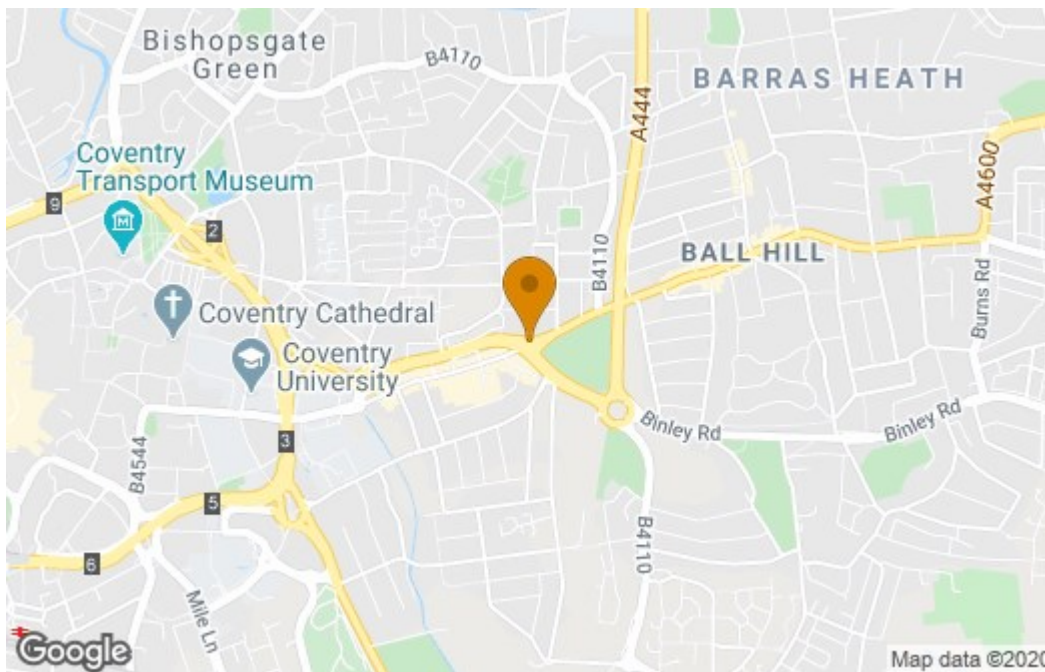
Suite with shower cubicle

**Rear Garden**

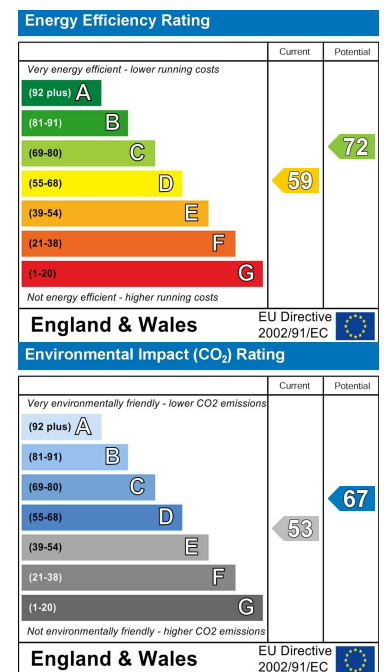
Large low maintenance rear garden

# Floor Plan

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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