



# MATTHEW JAMES

Property Services



## 214 Melbourne Road, Coventry, CV5 6JE

£900 Per Calendar Month

AVAILABLE NOW... Nestled on the charming Melbourne Road in Earlsdon, this delightful terraced house presents an excellent opportunity for those seeking a comfortable and modern living space. The property boasts two spacious reception rooms, perfect for entertaining guests or enjoying quiet evenings at home.

With two generously sized double bedrooms, this partially furnished home is ideal for small families, couples, or individuals looking for extra space. The newly fitted kitchen is a standout feature, offering a fresh and contemporary environment for culinary enthusiasts. The entire property has been thoughtfully redecorated and features new flooring throughout, new windows keeping your utility bills low and ensuring a clean and inviting atmosphere.

The bathroom has also been completely renovated, providing a stylish and functional space for your daily routines. This property is available for immediate occupancy, making it a perfect choice for those looking to move in without delay.

In summary, this terraced house on Melbourne Road combines modern amenities with a welcoming charm, making it an excellent choice for anyone looking to settle in Coventry. Don't miss the chance to make this lovely home your own.

**Front Reception Room**

**Middle Reception Room**

**New Kitchen**

**Ground Floor Bathroom**

**Double Bedroom**

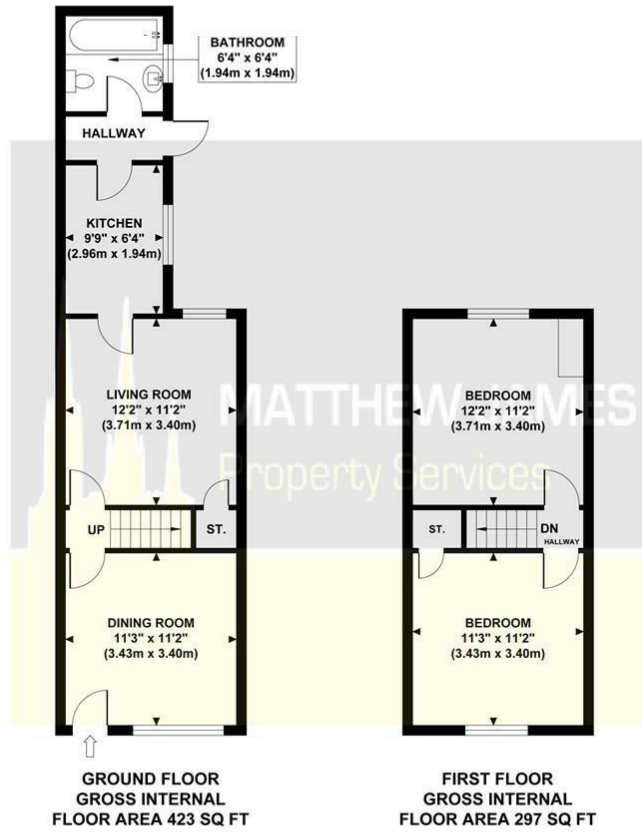
**Double Bedroom**

**Rear Garden**

# Floor Plan

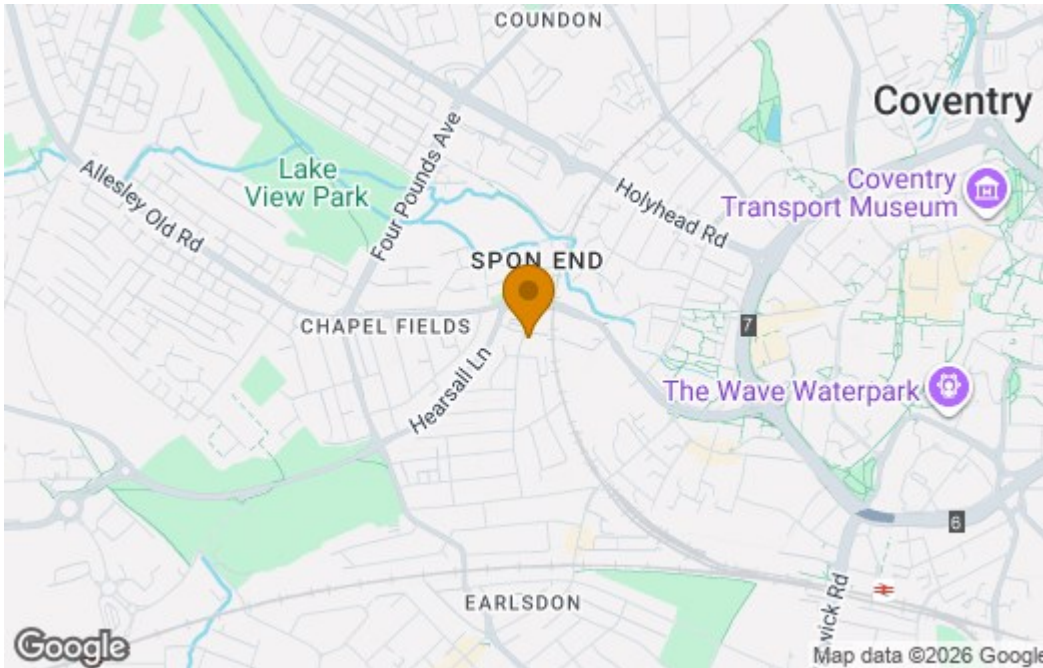
## 214 MELBOURNE ROAD

Approximate Gross Internal Area 720 sq ft / 66.90 sq m

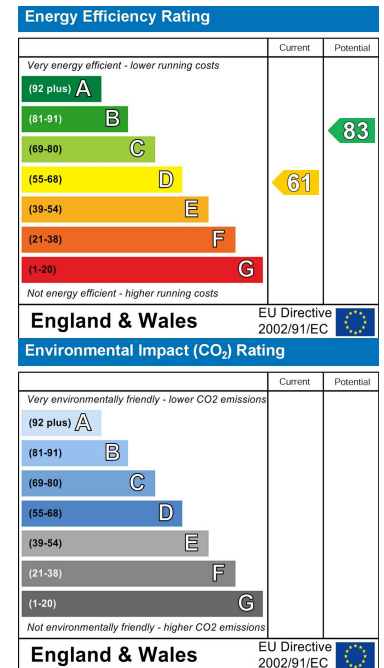


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

# 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.

## CONTACT INFORMATION

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