



**MATTHEW JAMES**  
Property Services



**7 Hexby Close, Coventry, CV2 2BT**  
**£450**

BILLS INCLUSIVE.....AVAILABLE NOW.....CLOSE TO HOSPITAL.....A first floor double bedroom in a shared house located only a short walk from Coventry Hospital. Briefly comprising of shared reception room with TV, fully fitted kitchen with appliances, double bedroom with double bed, wardrobe and draws, shared bathroom with one other tenant and shared access to a rear garden. WI-FI is included along with council tax, gas, electric and water. FULLY FURNISHED.

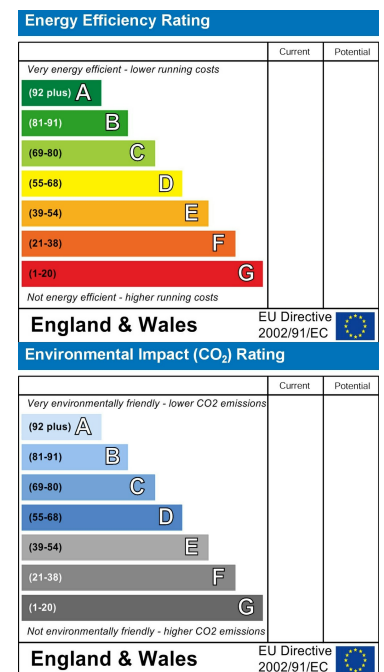


# Floor Plan

## 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.

### CONTACT INFORMATION

📍 24a Warwick Row, Coventry CV1 1EY

☎ 02477 170170

✉ info@matthewjames.uk.com

🌐 www.matthewjames.uk.com

📘 Facebook

🐦 Twitter