MATTHEW JAMES
Property Services

9 Monks Road, Coventry, CV1 2BZ
£2,685 Per Calendar Month

AVAILABLE AUGUST 2024. FOUR DOUBLE BEDROOMS... BASED OVER THREE FLOORS... CLOSE TO COVENTRY CITY CENTRE... WOULD MAKE A GREAT FAMILY HOME. Based over three floors and briefly comprising of living room, double bedroom, kitchen and family bathroom to the ground floor, two double bedrooms to the first floor and a purpose built further double bedroom on the third floor. Located in Stoke, the property is close to all amenities and a short walk to Coventry University and the City Centre. FURNISHED. No Pets. No Smokers

Front Garden
Having walled foregarden and laid mainly to slabs. Step up to the front door and through the front door into the:

Entrance Hallway
Having stairs off to the first floor and door leading off to:

Bedroom One
11'2 x 8'1 (3.40m x 2.46m)
Having PVCu double glazed window to the front elevation.

Communal Area
12'1 x 11'1 (3.68m x 3.38m)
Having PVCu double glazed window to the rear elevation, under stairs storage and further door that leads to the:

Kitchen
12'6' x 6'4 (3.81m' x 1.93m)
Having a PVCu double glazed window to the side elevation, a range of wall, base and drawer units with roll top work surface over, breakfast bar, further space for seating, space for a fridge freezer, space and plumbing for a washing machine and tiling to all splash prone areas. A further opening leads to the:

Inner Lobby
Having the back door that leads to the rear garden area and further door that leads to the:

Family Bathroom
10'8 x 10'1 (3.25m x 3.07m)
Having a PVCu double obscure glazed window to the side elevation, panel bath with shower over, low level flush WC, pedestal wash hand basin and tiling to all splash prone areas.

First Floor Landing
Having balustrade, cupboard stairs to the third floor, storage cupboard and doors leading off to:

Bedroom Two
11'8 x 11'2 (3.56m x 3.40m)
Having a PVCu double glazed window to the front elevation.

Bedroom Three
11'8 x 9'9 (3.56m x 2.97m)
Having a PVCu double glazed window to the rear elevation.

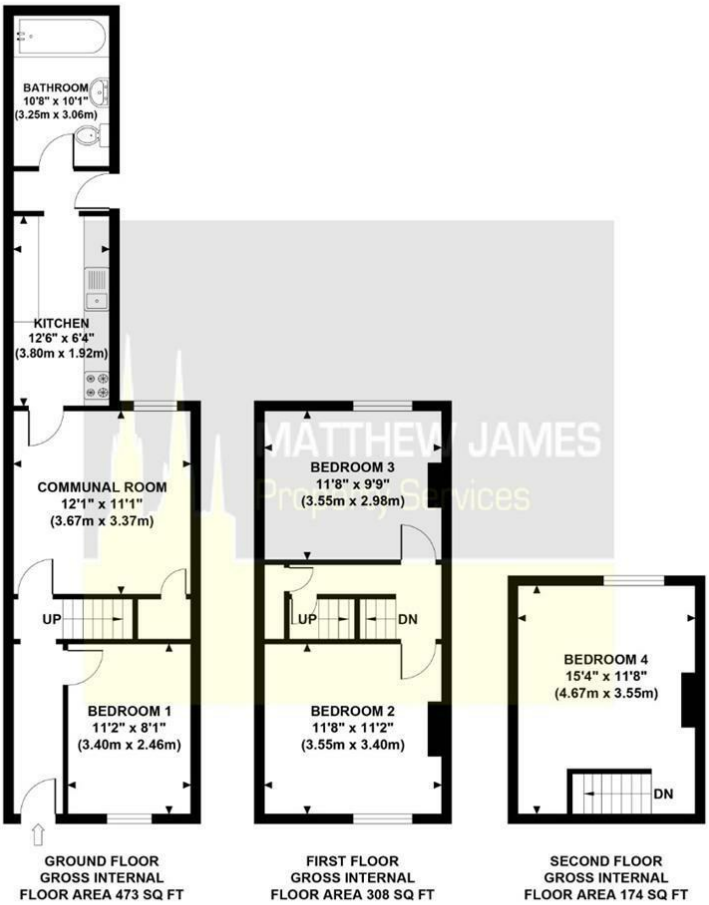
Bedroom Four
15'4 x 11'8 (4.67m x 3.56m)
Accessed via a door from the landing on the first floor and being of open plan design with a PVCu double glazed window to the rear elevation.

Rear Garden
Having walled perimeter, pedestrian gate to the rear and mainly laid to paving.

Floor Plan

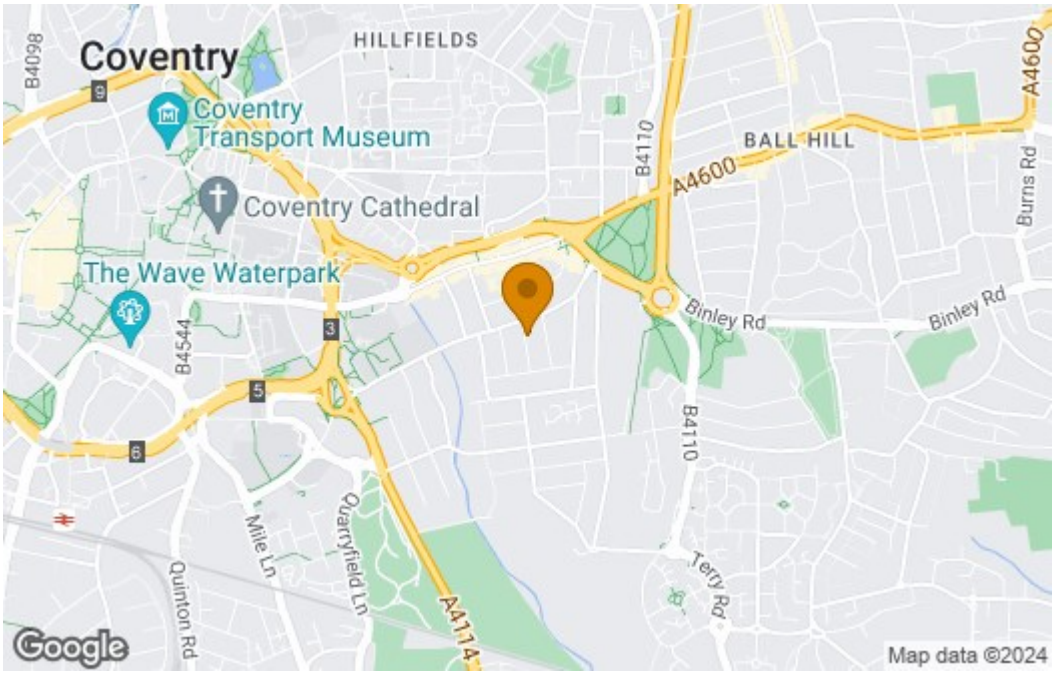
MONKS ROAD

Approximate Gross Internal Area 955 sq ft / 88.70 sq m

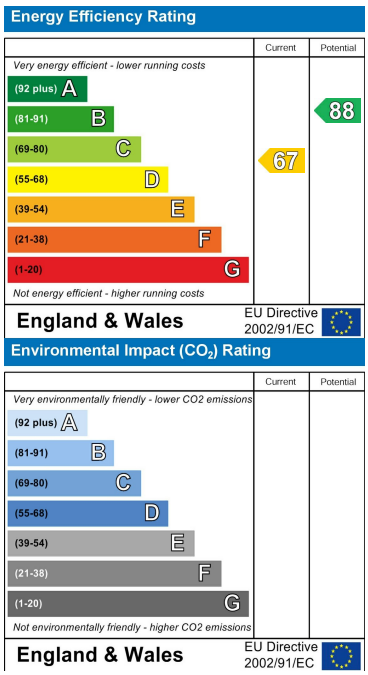


Although every attempt has been made to ensure accuracy,
all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement.
This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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