

MATTHEW JAMES

Property Services



49 Watersmeet Road, Coventry, CV2 3HW

£1,100 Per Calendar Month

AVAILABLE NOW..... COMPLETELY RE-FURBISHED.... TWO DOUBLE BEDROOMS... THROUGH LOUNGE DINING ROOM... GARAGE TO REAR... EXTENDED KITCHEN... Located in Wyken, this mid terrace property needs to be viewed to appreciate what is actually being offered for rent. Briefly comprising of two double bedrooms, through lounge dining room, family bathroom with shower over bath, extended kitchen, front and rear gardens and a garage to the rear. Close to all amenities and bus routes and a short drive to the motorway network and University Hospital at Walsgrave.

Front Garden

Having walled and fenced perimeter with paved inset and pathway that leads to the front door and into the:

Entrance Hallway

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

Lounge Dining Room

25'3 x 14'2 (7.70m x 4.32m)

Having a PVCu double glazed bay window to the front elevation, under stairs storage, real flame gas fire with hearth, surround and mantle to the one wall, PVCu double glazed window to the rear elevation and glazed door leads to the:

Kitchen

12' x 6'3 (3.66m x 1.91m)

Having a PVCu double glazed window to the rear elevation, a range of wall, base and drawer units with roll top work surface over, space for a fridge freezer, space and plumbing for a washing machine, space and plumbing for a dishwasher, space for a cooker with extractor over, tiling to all splash prone areas and PVCu double glazed door that leads to the rear garden and patio area.

First Floor Landing

Having access to the loft area, and doors lead off to>

Bedroom One

14'1 x 11'2 (4.29m x 3.40m)

Having a PVCu double glazed window to the front elevation.

Bedroom Two

11'1 x 9'3 (3.38m x 2.82m)

Having a PVCu double glazed window to the rear elevation.

Family Bathroom

7'8 x 4'7 (2.34m x 1.40m)

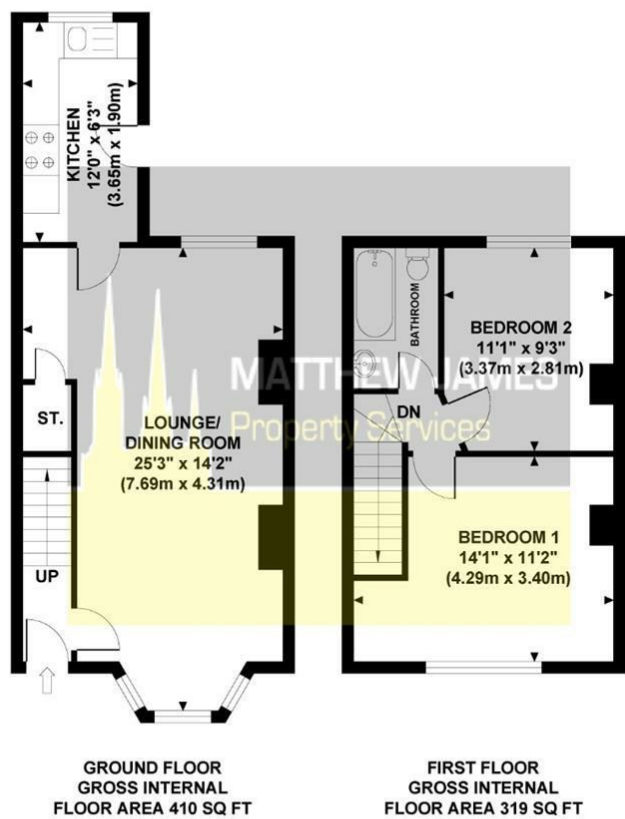
Having a PVCu double obscure glazed window to the rear elevation, panel bath with shower over, low level flush WC, pedestal wash hand basin and tiling to all splash prone areas.

Rear Garden

Having fenced perimeter with paved patio area. There is also a garage (Not Measured) and rear vehicular access (once cleared).

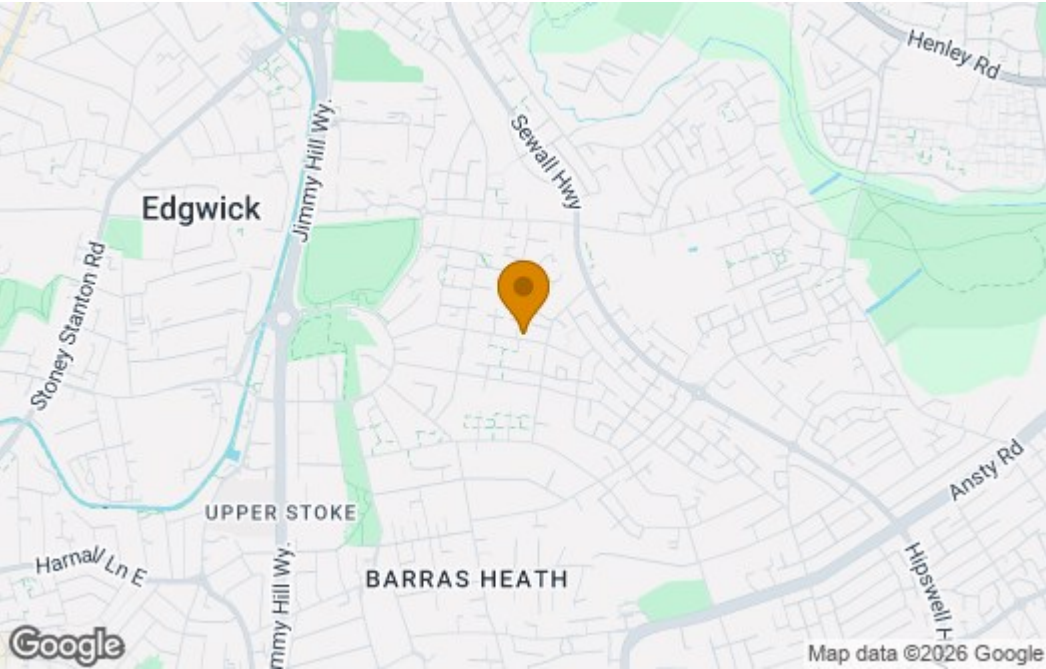
Floor Plan

WATERSMEET ROAD
Approximate Gross Internal Area 729 sq ft / 67.7 sq m

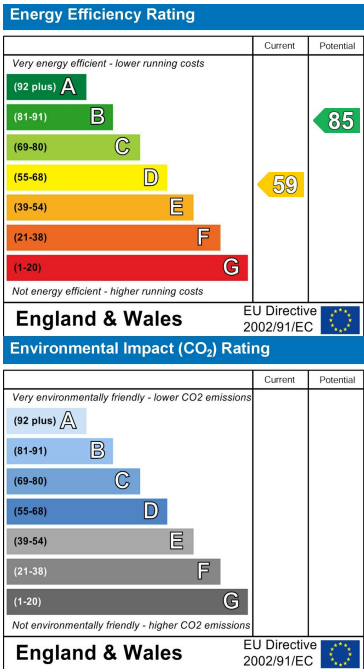


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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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