



PROPERTY  
SERVICES  
LIMITED



## 52 Kingsway

Ball Hill, Coventry, CV2 4FE

£3,450 Per Calendar Month



\*\*LUXURY 6 BEDROOM HOUSE AVAILABLE FEBRUARY 2026\*\*

This Stunning 6 Bedroom Modern En-suite Property is Perfect For Coventry University & The City Centre Being Just A 15 Minute Walk

The property is designed to suit you and your friends, it is round the corner from Ball Hill High Street, which is great for Convenience & Fast Food Stores

\* Large open plan kitchen / lounge area ideal for socialising and entertaining with your housemates and friends, and with a cosy comfy corner sofa and large TV it's the perfect spot for a bit of relaxation too.

\* Each bedroom comes with an en-suite shower room, double bed, built in clothes rail, study area including a desk/chair, shelving & a TV.

\* The property is furnished to a high standard throughout and includes all required appliances.

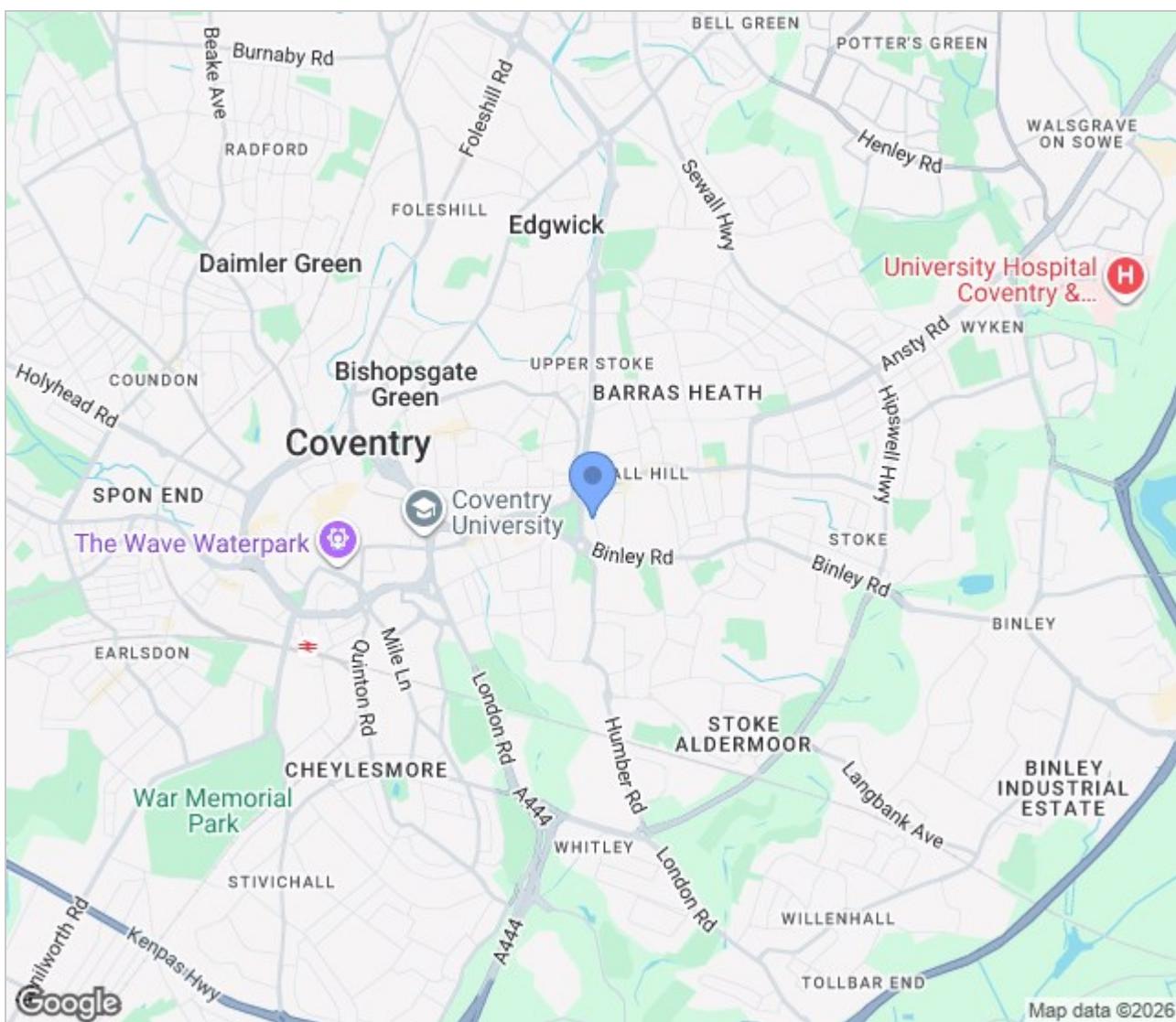
\* There is a garden to the rear of the property, perfect for when those sunny days return.

£3,450.00 per calendar month, Including Bills (gas, water, electric, TV licence & internet)

Council Tax Band - A



## Area Map



Map data ©2026

## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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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