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**JohnPayne**  
ESTATE AGENTS



VIEW 360°  
VIRTUAL TOUR

*Rent £1,950 Per calendar month*  
*Deposit £2,250*

**Innis Road**  
**Beechwood Gardens,**  
**Coventry**

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## Innis Road Beechwood Gardens, Coventry, CV5 6AX

A rare opportunity to rent an exceptional extended detached home set on a generous plot backing onto the golf course. Being superbly positioned in this highly desired area having a variety of shops, bistros and eateries, private and state schooling, local parks and tennis club, good road links for the city and railway station. Offering versatile accommodation over the two floors comprising: ground floor entrance room, sitting room, open plan living dining kitchen, study/bedroom five and shower room. First floor master bedroom with en-suite shower room, three further bedrooms and modern bathroom. Outside deep front garden and driveway, detached garage and established rear garden (seasonal gardener included). PART FURNISHED (to be agreed with the landlord) or can be unfurnished. Benefits from double glazing and gas central heating. Available NOW on an initial 6 or 12 month tenancy. EPC band D, council tax band F.







## GROUND FLOOR

### Entrance room

An impressive central entrance room with a part glazed front entrance door, side panels and arched over-head panel opening into. Vaulted ceiling with skylight and feature lighting, double glazed side windows, two coat/storage cupboards, radiator and reclaimed Oak flooring with under-floor heating. Doors lead off and stairs to first floor:

### Sitting room

A spacious formal sitting room where your eye is drawn out over the rear garden. Double glazed bay window and patio doors to rear further double glazed side window, cast iron wood burner set to hearth and wooden mantle over, two ceiling light points, radiators and wooden flooring.

### Open plan living dining kitchen

An impressive modern open plan room as follows:

Kitchen - range of gloss white units to two walls, marble effect work surfaces inset 1.5 stainless steel sink unit, tiled splash backs, integrated dishwasher and washing machine, double glazed windows to front aspects, eye level oven and microwave, American fridge freezer. Central island with base storage, marble effect work tops with inset five ring gas hob and extractor, wine fridge.

Living dining area - patio doors to rear garden, double glazed windows to rear and side aspects, radiator and wall mounted television.

To both areas, tiled floor with under-floor heating, ceiling spot lights and chrome switches/sockets.

### Study / bedroom five

A versatile room ideal as a home office, family play room or bedroom five utilizing the shower room of the entrance. Double glazed windows to front and side aspects, PVC door extends to side courtyard style garden, storage cupboard with hanging rails, radiator and - stripped wooden floor quarry tiled in part..

### Shower room

Shower enclosure with modern tiled splashback to full height and electric shower, wash hand basin and WC. Obscure double glazed window, extractor fan, ceiling spot lights, tiled floor with under-floor heating.

## FIRST FLOOR

### Landing

Return stairs lead to the central landing, double glazed window to front aspect, carpet. Doors lead off:

### Master bedroom

Extended entrance with double glazed window to front aspects leads into master double bedroom. Further double glazed window to rear and side aspects, two full height fitted wardrobes, radiator and carpet. Door into:

### En-suite shower room

Shower enclosure tiled to full height, wash hand basin and WC. Double glazed window to front aspect, extractor fan, radiator and vinyl tile effect floor.

### Bedroom two (middle rear)

Generous double bedroom, double glazed window to rear aspect, radiator and carpet.

### Bedroom three (rear right)

Further double bedroom, double glazed bay window to rear aspect (glazing scheduled to be replaced), further double glazed side window, radiator and carpet.

### Bathroom

Modern white three piece suite, p-shaped bath with shower set over and screen, wash hand basin and WC. Obscure double glazed window to side aspect, extractor fan, ceiling spot lights, tiled to full height all walls and floor, radiator.

### Bedroom four

Generous single bedroom, double glazed windows to front and side aspects, radiator and carpet.

## OUTSIDE

### Front

Deep front garden, driveway extends to front entrance, detached garage, pond to front of property on right side and gated access to rear garden.

### Rear

A delightful large mature rear garden seasonally maintained by the landlords gardener, backing onto the golf course the garden is private, enjoying a wide lawned area, to the far end greenhouse and raised borders and a graveled patio. Further side gravelled patio extends from study/bedroom five.

Call for your **FREE VALUATION**

