



**Earlsdon Street
Earlsdon**

£1,200 Per Calendar Month



This spacious, unfurnished family home offers flexible accommodation arranged over two floors and is available to rent immediately. The ground floor comprises two well-proportioned reception rooms, ideal for living and dining, along with an additional reception room or home office which leads through to the kitchen. A modern ground floor shower room adds practicality for everyday living.

To the rear, the kitchen is fitted with a fridge/freezer, washing machine and gas cooker, providing a functional space with access to the rest of the home.

The first floor offers three good-sized bedrooms and a family bathroom, making the property well suited to families or professional households looking for generous internal space.

Situated in the popular Earlsdon area, the property benefits from easy access to local shops, cafés and amenities, as well as good transport links into Coventry city centre and surrounding areas. Nearby green spaces and well-regarded schools further add to the appeal of the location.

Please note, this property is not licensed as an HMO and therefore cannot be let to multiple individual tenants.

- EPC Rating: D
- Mid-Terrace House
- Unfurnished
- Lounge, Dining Room & Separate Kitchen
- Ground Floor Shower Room & First Floor Bathroom
- 3 Bedrooms
- Enclosed Rear Garden
- Gas Central Heating & Double Glazing
- Convenient Location
- Council Tax Band: C



PLEASE NOTE: General Information
 All measurements are approximate and quoted in metric and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixture, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photos are produced for internal general information and it must not be inferred that any item would be included within the rental.

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