



x3



x1



x1



**Arch Road
Wyken
£1,200 Per Calendar Month**



Elite Property is pleased to offer this three-bedroom, unfurnished, mid-terraced home, situated in the popular and convenient area of Wyken.

The ground floor comprises an entrance hallway, a spacious through lounge and dining room with direct access to the rear garden, and a fitted kitchen offering a good range of storage and worktop space.

Upstairs, the property provides two double bedrooms, both benefiting from built-in wardrobes, a further single bedroom and a family bathroom with a shower over the bath.

Outside, there is a generous enclosed rear garden with a decked seating area and lawn, providing an enjoyable outdoor space. The property also benefits from off-road parking to the front, gas central heating and double glazing.

Arch Road is conveniently positioned for access to University Hospital Coventry, local schools, shops and everyday amenities. Regular transport links provide straightforward access into Coventry city centre, while the nearby A444, A46 and motorway network make the location practical for commuters.

Available:

- EPC Rating: D
- Unfurnished, Mid-Terrace House
- Double Driveway Parking
- Through Lounge/Dining Room
- Extended Kitchen
- Two Double & One Single Bedroom
- Family Bathroom
- Gas Central Heating & Double Glazing
- Enclosed Rear Garden
- Council Tax Band: B



PLEASE NOTE: General Information

The property is offered **unfurnished**. The furniture and personal belongings shown in the photographs belong to the current occupiers and will be removed before the commencement of a new tenancy. The fitted wardrobes within the two double bedrooms will remain.

These property particulars are provided for guidance only and do not constitute part of an offer, contract or tenancy agreement. Whilst every effort has been made to ensure the information is accurate, prospective tenants should satisfy themselves as to the property's suitability before entering into any agreement.

All measurements are approximate and provided for general guidance only. Fixtures, fittings and appliances referred to have not been tested, and no guarantee can be given that they are in working order.

Photographs are provided for illustrative and marketing purposes only and show the property as occupied at the time they were taken. Images may have been professionally enhanced to improve lighting, brightness and overall image quality; however, no material alterations have been made to the property.

Any information relating to furnishings, parking, services, utilities or other property features should be verified before entering into a tenancy agreement.

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