



Claybrookes Lane Coventry

£850 PCM

A modern three bedroom modern semi detached house on a new development conveniently situated for all amenities, and comprising : Reception hall, c/wc, good sized living room, kitchen/dining room, master bedroom with en suite shower room, two further bedrooms, main bathroom/wc, off road parking for three cars and gardens to front and rear. The property has the benefit of full gas fired central heating and double glazing throughout. EPC C83 UNFURNISHED, AVAILABLE END OCTOBER

This newly built property is conveniently situated on a new development in Binley, Coventry close to excellent facilities including shopping, schooling and transport links. The property, which has gas fired central heating and double glazing throughout, is fully carpeted or with hard flooring to kitchen and bathroom facilities, and has blinds/curtain poles to all windows, and is approached over a small easily managed foregarden to :-

Reception Hall Having an entrance door, central heating radiator, mat well, stairs to the first floor, and doors to :

Cloakroom/wc Having central heating radiator, and white suite comprising low level wc, and wash hand basin with mirror over, and obscured double glazed window to the front aspect.

Living Room 14'3" x 11'1"(4.34m x 3.37m) Having central heating radiator, living flame electric fire to wall, door to useful understairs storage cupboard, double glazed window to the front aspect, and door to :

Kitchen/Dining Room 15'2" x 8'10"(4.63m x 2.69m) Having wood effect flooring, a comprehensive range of base units and wall cupboards, with complementary work surfaces with splashbacks, and inset four ring gas hob with electric oven beneath and extractor fan above, fridge freezer, dishwasher, washer / dryer, central heating radiator, and double glazed window to the rear aspect overlooking the garden. There is space for a table and chairs in the dining area and double glazed french doors to the rear garden.

FIRST FLOOR Stairs lead to the first floor landing having access to the roof space, and door to airing cupboard off with useful shelving, and doors to :

Master Bedroom 12'0" x 9'6"(3.65m x 2.9m) Having central heating radiator and double glazed window to the front aspect with door to useful storage cupboard off and door to :

En Suite Shower Room Having wood effect flooring, upright radiator, and white suite comprising shower cubicle with fitted shower unit and glazed shower doors, low level wc,

and pedestal wash hand basin, with tiled splashbacks, and obscured double glazed window to the front aspect.

Bedroom 2 9'1" x 7'7"(2.77m x 2.30m) Having central heating radiator and double glazed window to the rear aspect.

Bedroom 3 7'7" x 5'10"(2.3m x 1.78m) Having central heating radiator and double glazed window to the rear aspect.

Bathroom/wc Having wood effect flooring, upright central heating radiator, wall storage cupboard, and white suite comprising panel bath, pedestal wash hand basin and low level w.c., with tiled splashbacks and mirror to one wall, and obscured double glazed window to the side aspect.

OUTSIDE There is a small easily managed foregarden with long driveway allowing ample parking for three cars and personnel gate to the rear garden, which is laid mainly to lawn with a good sized patio area to the rear of the house. There is a storage unit in the garden and the garden itself is fully fenced and secure.

Council Tax The property is Band C.

Fees A non refundable fee of £300 (£250 plus VAT at 20%) is requested in respect of administration and referencing for a single or joint application. When you bring your completed application form, we will require a copy of photo ID, National Insurance Number and a copy of a utility bill from your current address. Full terms can be found on our ehB Website.

We request a security deposit of one and a half months' rent which is registered with the Tenancy Deposit Scheme. (A larger deposit is occasionally requested).