



Grenadier Drive

Stoke Village, Coventry

*Rent £1,050 Per calendar month*

*Deposit £1,210*







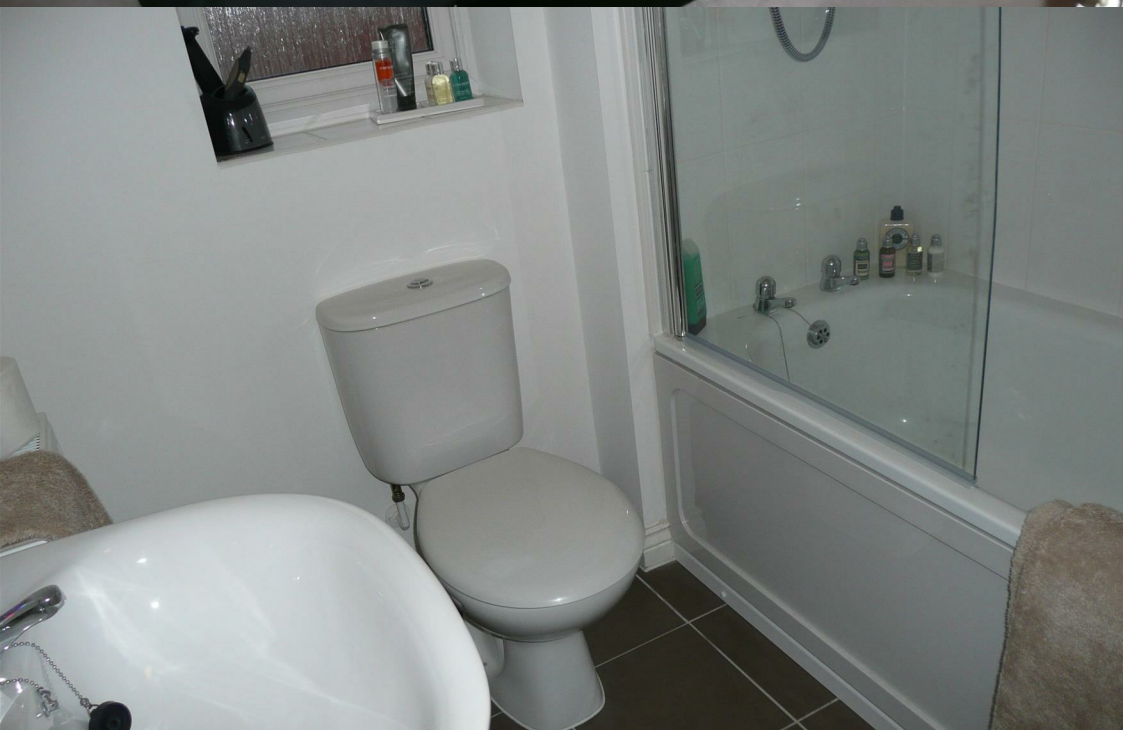
## Grenadier Drive

Stoke Village, Coventry, CV3 1NP

Modern detached double fronted house on this popular development, ideally located for JLR Whitley, city centre and station. Being MAJORITY FURNISHED, benefiting from gas central heating and double glazing. Comprising: entrance hall, cloakroom, lounge, dining room, breakfast kitchen with all main appliances. First floor THREE bedrooms, master ensuite and family bathroom. Outside walled rear garden, driveway and garage. Available 26th August 2019. EPC band C.







## GROUND FLOOR

Front entrance door into:

### Entrance hall

Stairs to first floor with carpet, under-stairs storage with fabric shoe rack, radiator and wood effect floor. Wall mirror and further shoe rack. Doors lead off:

### Cloakroom

Low flush WC and wash hand basin, extractor and wood effect floor.

### Lounge

Double glazed window to front with roller blind, rear french doors with curtains, radiator and carpet. Sofa and extended side chair, wooden shelving unit, stack of three side tables and TV unit.

### Dining room

Double glazed side bay and front windows with roller blinds, radiator and wood effect floor. Dining table and six chairs.

### Breakfast kitchen

Impressive modern fitted kitchen with units to three walls, integrated double oven, hob and extractor, integrated dishwasher and washing machine, American style fridge freezer. Double glazed windows to both aspects with blinds, double glazed side entrance door to garden, radiator, sofa and tiled floor.

## FIRST FLOOR

### Stairs and landing

Return stairs to first floor with double glazed window, landing with carpet and doors leading off:

### Bedroom one

Double bedroom, double glazed window to front aspect roller blind, double bed frame, radiator and carpet. Door into:

### Ensuite shower room

Double shower enclosure, wash hand basin with storage below and WC. Obscure double glazed window, radiator and tiled floor.

### Bedroom two

Further double bedroom, double glazed windows to two sides with roller blinds, double wardrobe, radiator and carpet.

### Bedroom three

Generous single bedroom, double glazed window to rear with blinds, radiator and carpet.

### Bathroom

Modern white three piece suite, shower over bath with shower curtain, obscure double glazed window, vanity mirror, radiator and tiled floor.

## OUTSIDE

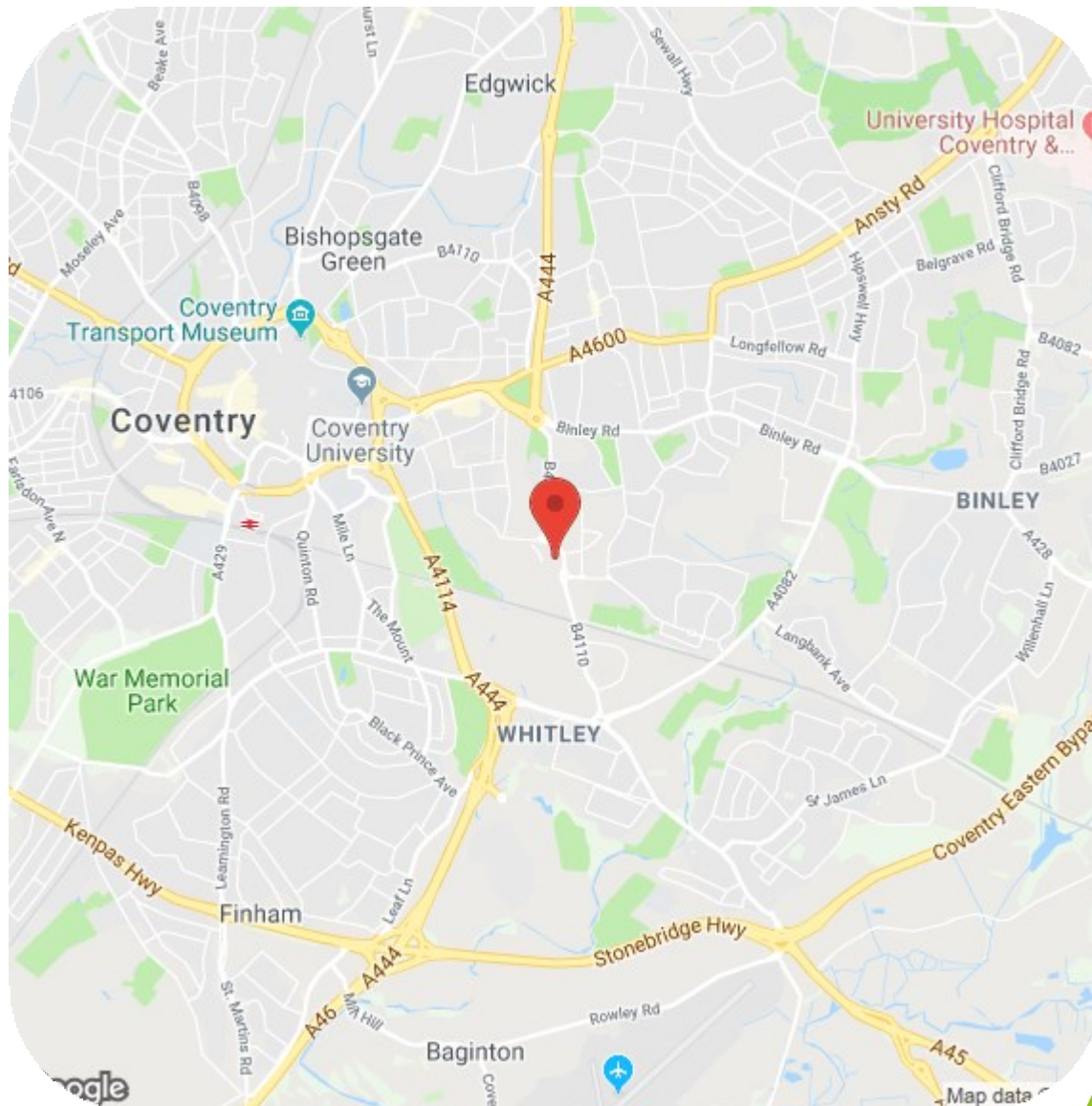
### Gardens

Slim lawned front and side gardens.

Rear - enclosed walled garden mainly laid to lawn, rear access to garage.

### Driveway and garage

Front driveway with up/over door with power and light



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

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