



Tilewood Avenue

Eastern Green, Coventry

*Rent £695 Per calendar month*

*Deposit £800*





## Tilewood Avenue

Eastern Green, Coventry, CV5 7GF

A really spacious and nicely presented first floor maisonette quietly located in this popular district on the west of the city. The property is offered unfurnished and available NOW to a professional couple or single occupant. Fully double glazed and gas combi central heating. EPC Band C. Ground floor entrance and stairs to hallway, spacious lounge, fitted kitchen (with cooker, washing machine and fridge freezer), two double bedrooms (one with fitted wardrobes) and bathroom/WC. Parking at the front. Easily maintained front and left side gardens.





## GROUND FLOOR

### Entrance Lobby

With stairs to first floor

## FIRST FLOOR

### Hallway

### Lounge

With feature fireplace and bay window

### Kitchen

With a range of fitted units incorporating new electric oven & hob, fridge/freezer and washing machine

### Bedroom 1

A double with fitted wardrobe unit and storage recess

### Bedroom 2

A double

### Bathroom

With full suite including shower mixer over bath

## OUTSIDE

### Garden

To the front and left side

### Garage

For us to store lawn mower/strimmer ONLY

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**City Centre**  
 20 New Union Street  
 Coventry, CV1 2HN  
 024 7622 2022  
 sales@payne-cov.com

**Earlsdon**  
 221 Albany Street  
 Coventry, CV5 6NF  
 024 7667 7000  
 earlsdon@payne-cov.com

**Daventry Road**  
 165 Daventry Road  
 Coventry, CV3 5HF  
 024 7650 3070  
 daventryroad@payne-cov.com

**Walsgrave Road**  
 312 Walsgrave Road,  
 Coventry, CV2 4BL  
 024 7645 5555  
 walsgrave@payne-cov.com

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		
		69	74
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		
		67	74

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