



**Linwood Drive,
Coventry, CV2 2LZ**

Rent: £1,195 PCM

AVAILABLE FROM: August 2024



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- Just off Woodway Lane, Buses, Shops and Schools Nearby
- Gas Central Heating and Double Glazing
- Spacious Lounge, Fitted Kitchen with Dining Area
- Ground Floor 4th Bedroom or Home Office
- 3 Double Bedrooms and Super Bathroom
- Off Street Front Parking and Rear Garden

Location: Along A4600, Ansty Rd into Hinckley Rd, left at the lights by the Red Lion into Woodway Ln. Linwood Dr is the 6th turning on the right.

**Paul
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Email: enquiries@covagent.co.uk

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Floorplan

For identification purposes only- NOT TO SCALE
Position of doors & windows are approximate



A very spacious modern home with shops, schools and buses nearby and is also just a short distance from UHCW and provides easy access to the motorway network.

The property has 3 first floor double bedrooms plus a ground floor room that could be used as a bedroom or home office. The bathroom has been refitted with an oversize shower cubicle plus bath tub and downstairs is a spacious lounge and full width Kitchen/Diner.

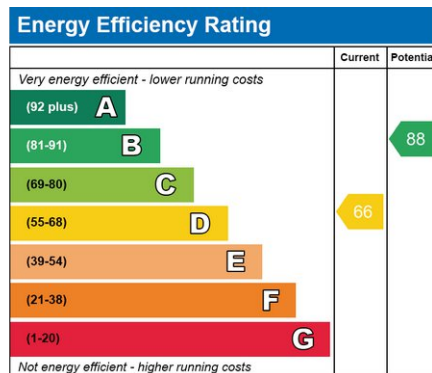
With gas central heating and double glazing the property also benefits from front and rear gardens plus off street parking.

Porch	
Lounge	3.23 x 4.54 - (10'7" x 14'11") With double glazed window, central heating radiator and stairs to first floor
Ground Floor Bedroom/Home Office	2.24 x 3.00 - (7'4" x 9'10") with central heating radiator, double glazed window and large storage lobby area
Kitchen/Diner	5.65 x 2.63 - (18'6" x 8'8") With range of base and wall units, built in oven and hob, plumbing for washing machine. Dining area has double French doors to the garden
First Floor	Return staircase to the first floor landing with built in store cupboard
Bedroom 1 Front	3.06 x 4.04 - (10'0" x 13'3") With central heating radiator and double glazed window
Bedroom 2 Rear	3.23 x 3.05 - (10'7" x 10'0") with central heating radiator and double glazed window
Bedroom 3 Front	2.65 x 2.67 - (8'8" x 8'9") with central heating radiator and double glazed window

RENT: £1,195 pcm	BILLS NOT INCLUDED
AVAILABLE FROM: August 2024	RENTAL TERM: Long Term
SECURITY DEPOSIT: £1378.84	HOLDING DEPOSIT: £275.76 *
COUNCIL TAX BAND: C	EPC RATING: D

*Holding deposit will form part of the first months rent on move-in. Deposit is not refundable for unsuccessful application or application withdrawal

EPC



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