



**ASSURED
RESIDENTIAL**

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**87 Grindle Road
Coventry, CV6 6BS**

£975 Per Month

A modern three bedroom semi-detached property situated on the Waterside Walk development on Grindle Road, Longford, located to the north of Coventry with good access to the A444 and M6 motorway network. Having all the benefits of a newer property with gas central heating, UPVC double glazing, beech effect fitted kitchen and laminate flooring to the ground floor. Offered on a unfurnished basis. AVAILABLE JUNE.

Access to the property is via the driveway passing lawned front garden leading to the front door

HALL

Having laminate flooring, radiator, stairs to first floor and doors off to

CLOAKROOM/WC

Having double glazed window to front, radiator and modern white wash hand basin and low level flush wc.

LIVING ROOM

13'2" max x 11'11" max (4.01 max x 3.63 max)



Having double glazed window to front, laminate flooring, two radiators and door to

DINING KITCHEN

15'3" x 9'9" (4.65 x 2.97)



Having double glazed patio doors to the rear garden, further double glazed window to rear, laminate flooring, radiator, gas central heating boiler, stainless steel single drainer sink unit set in base, range of matching base and wall cupboards with charcoal colour worktops, stainless steel gas hob with extractor over and matching fan assisted oven below, space for washing machine and fridge freezer.

LANDING

Having hatch to loft space, storage cupboards and doors off to

BEDROOM ONE

10'4" x 8'11" (3.15 x 2.72)



Having double glazed window to rear, radiator and built in wardrobe.

BEDROOM TWO

10'2" x 6'2" (3.10 x 1.88)



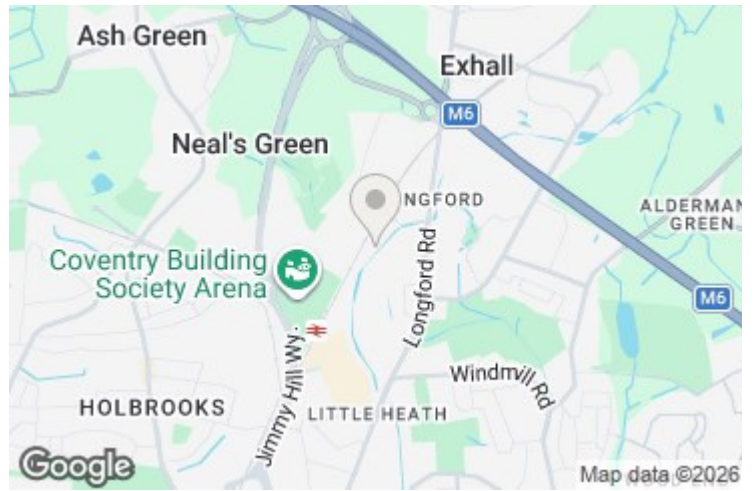
Having double glazed window to front and radiator.

BEDROOM THREE

8'11" x 6'11" (2.72 x 2.11)



Having double glazed window to front and radiator.



BATHROOM

6'4" x 6'2" (1.93 x 1.88)



Having double glazed window, radiator and modern white bathroom suite with mixer shower tap and shower curtain over bath.

REAR GARDEN

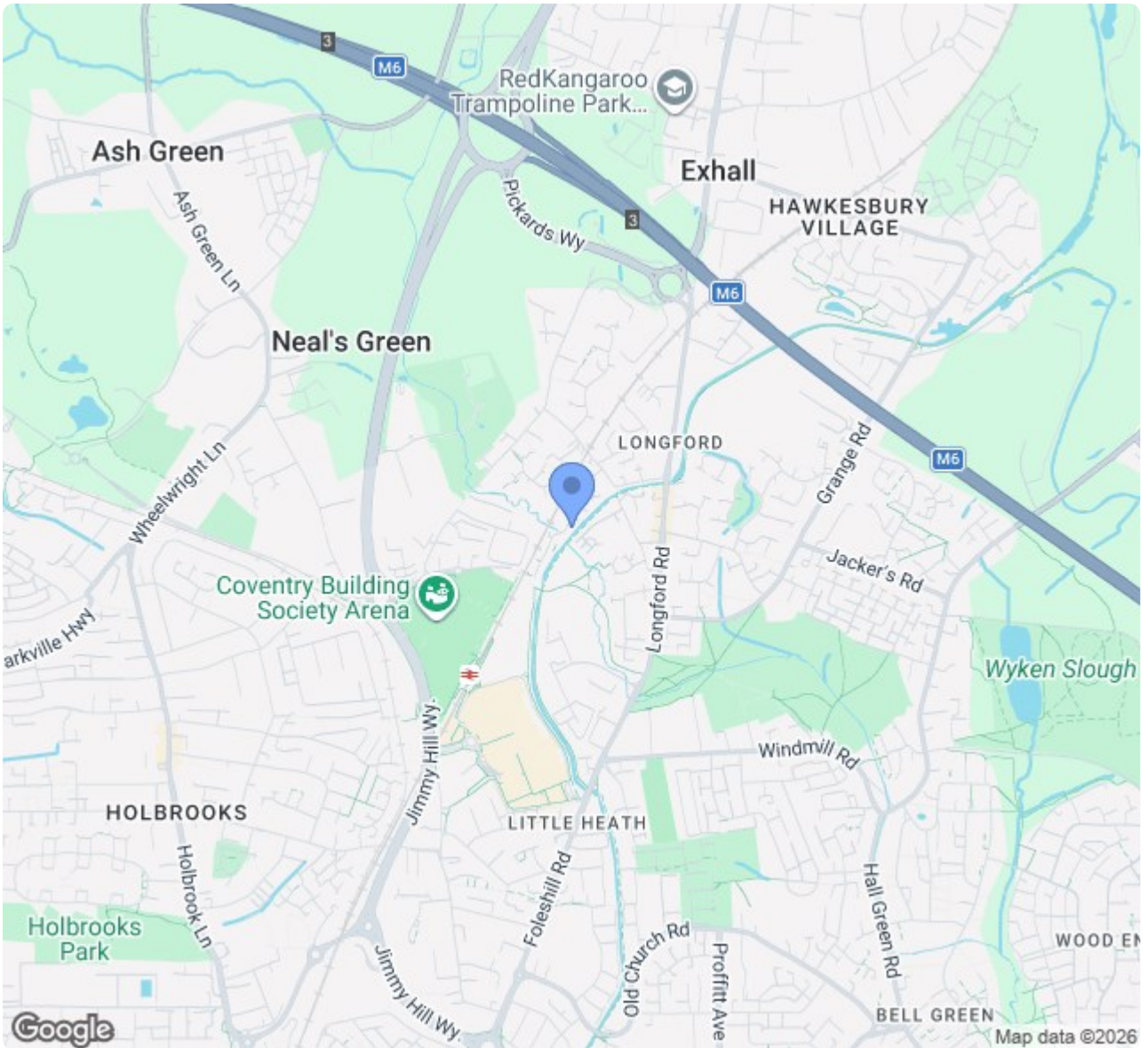
Mainly laid to lawn with small patio area and gate to front.

COUNCIL TAX BAND

Band B

DEPOSIT

A Security Deposit of £1125.00 will be payable in addition to the first month's rent prior to the start of the tenancy.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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