



**ASSURED  
RESIDENTIAL**

Oddfellows House, 2 Queen Victoria Road, Coventry,  
Warwickshire, CV1 3JH

Tel: 024 7622 5030

Email: [lettings@assuredresidential.com](mailto:lettings@assuredresidential.com)

Web: [assuredresidential.com](http://assuredresidential.com)



**72 Chorley Way  
Coventry, CV6 3LL**

**£1,600 Per Month**

A four bedroom detached house located on the ever popular Daimler Green development, with easy access to the inner ring road and associated motorway networks. There is an L shaped lounge, a dining kitchen with new units and ceramic tiles to the floor, an attractive conservatory, family bathroom and two en-suite shower rooms. There is a garage and ample off road parking. Offered on an unfurnished basis. AVAILABLE MARCH.

### To The Front

There is a tarmac driveway with ample parking for a number of cars leading to the garage and a pathway leading to the front door.

### Hallway

8'4" max x 10' max (2.54m max x 3.05m max)

With an under stair cupboard, the lounge, kitchen and guest WC leading off and with direct access to the garage. There is ceramic floor tiling.

### 'L' Shaped Lounge

15'1" max x 17'2" max (4.60m max x 5.23m max)



With a bay window to the front elevation.

### Guest WC



With a WC, wash hand basin and with ceramic tiles to the floor.

### Dining Kitchen

19'3" max x 12'2" max (5.87m max x 3.71m max)



Fitted with new modern wall and base units complemented with grey woodgrain worktops. There is a stainless steel gas hob, stainless steel chimney and canopy extractor hood, built under electric oven and ceramic tiles to the floor. A door leads to the conservatory.

### Conservatory

17'9" x 10'9" (5.41m x 3.28m)



A superb conservatory with french doors to the garden, a side door to the patio and an internal door to the garage.

### Bedroom One (front)

12'10" max x 14' max (3.91m max x 4.27m max)



With a bay window to the front, a range of built in wardrobes and an en-suite shower room.

### En- Suite Shower Room

6'2" max x 7'3" max (1.88m max x 2.21m max)



With a chrome mixer shower in an enclosure, pedestal basin, WC and a range of wall mounted cabinets. There is a window to the side.

### En-Suite Shower Room

6'1" x 5'1" (1.85m x 1.55m)



With a chrome mixer shower in an enclosure, WC, pedestal basin and mirror door cabinet.

### Bedroom Two (rear)

12' max x 12'6" max (3.66m max x 3.81m max)



### Family Bathroom

6'9" x 5'6" (2.06m x 1.68m)



With a mixer tap shower over the bath, WC and pedestal basin.

### Bedroom Three (rear)

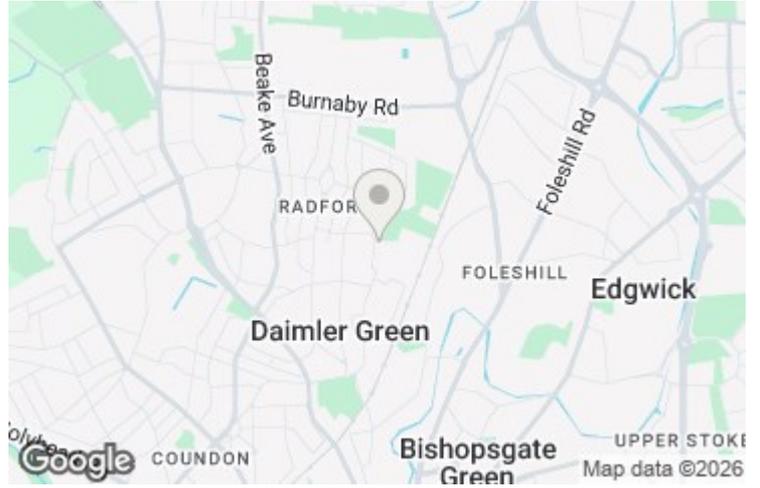
10'9" x 9'5" (3.28m x 2.87m)



**Bedroom Four (front)**  
9'11" x 8' (3.02m x 2.44m)



A Security Deposit of £1846.00 will be payable in addition to the first month's rent prior to the start of the tenancy.



**Rear Garden**



Mainly laid to lawn and with patio areas.

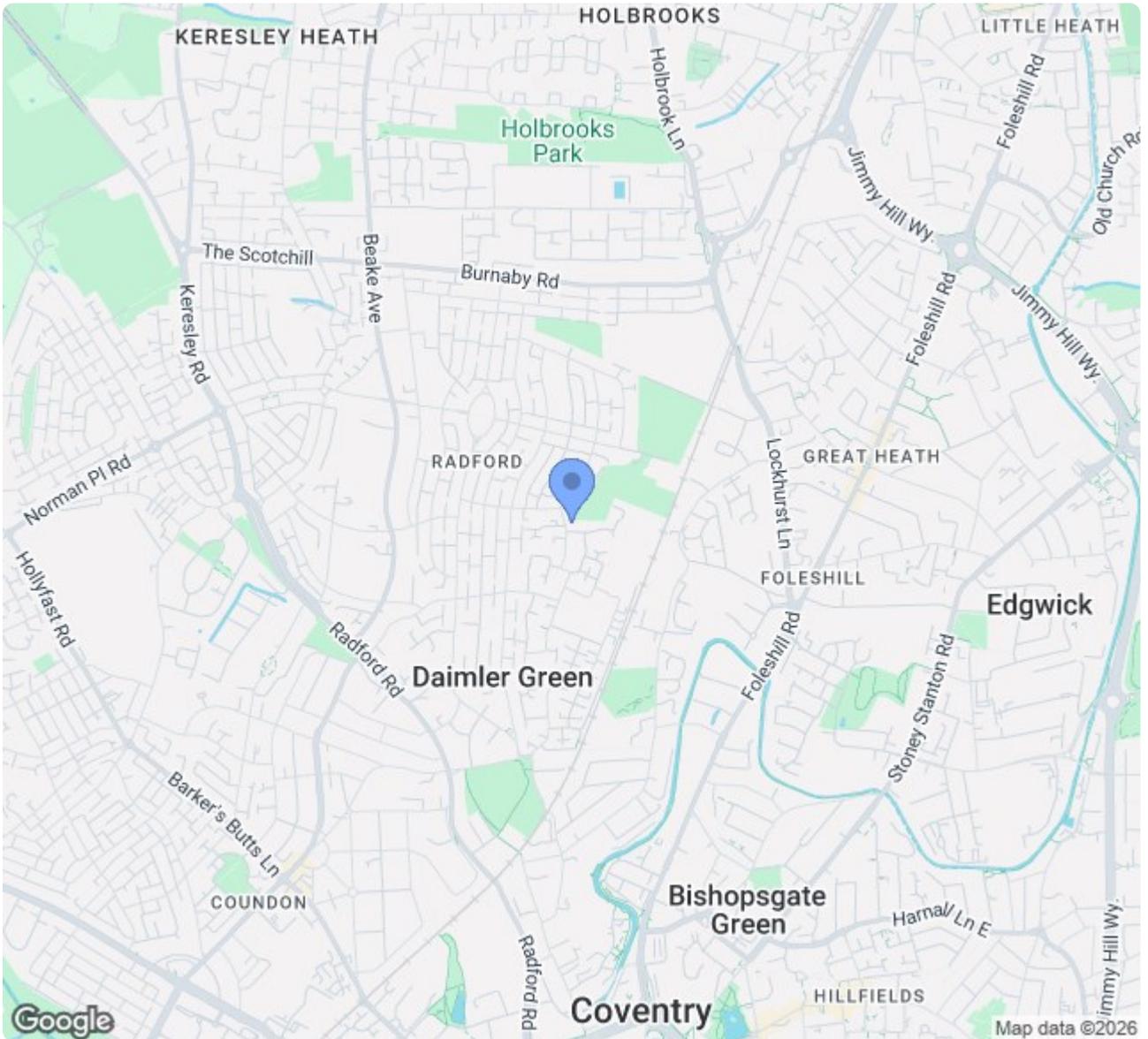
**Garden / Conservatory**



**Council Tax**

Band E

**Deposit**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>80</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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract or agreement. Prospective tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.