



12 Swan Lane, Coventry, West Midlands. CV2 4GB

A Beautifully spacious, fully furnished two double bed roomed mid terraced house in the heart of ever popular Stoke is a must see for anyone that wants to be on the doorstep of everything that Coventry has to offer. This property is close to loads of amenities as well as being walking distance to the town centre and has great public transport links as well.

Accommodation in brief; living room, dining room, kitchen with utility room and downstairs shower room. Upstairs there are two double bedrooms both with ensuite shower rooms.

Available: Immediately.

£850 pcm



PROPERTY DESCRIPTION

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FEATURES

- A Beautifully Appointed Modernised Terrace House.
- Spacious Living Room & Separate Dining Area & Fitted Kitchen.
- Two Double Bedrooms Both With En-Suites & Ground Floor Shower Room.
- Close To Good Local Shopping & Schools.
- High Quality Accommodation On Offer.
- EPC: 66 (E)
- Available: Immediately



ROOM DESCRIPTIONS

GROUND FLOOR

Living Area

4.50m x 3.35m (14' 9" x 11')

Laminate flooring running throughout the ground floor. Fitted shelving providing useful storage. Double glazed window to front elevation. Glass paned double doors lead into the dining room.

Fully furnished with sofa, coffee table, rug, tv stand, tv.

Dining Room, With Stairs To First Floor

3.72m x 3.35m (12' 2" x 11')

Continuation of laminate flooring, stairs leading to first floor. Double glazed patio door leading to rear garden.

Fully furnished with dining table and chairs, recliner chair with foot stool.

Fitted Kitchen

3.63m x 1.85m (11' 11" x 6' 1")

Tiled to floor throughout, this modern fitted kitchen with a range of wall and base units with double glazed window to side elevation and double glazed patio door to rear garden. Furnished with a integrated oven with hob over, full height fridge freezer.

Utility Room

Fully tiled to floor with a double glazed window to side elevation, fitted with a washing machine.

Shower Room

Tiled to floor, fitted with low level w/c, pedestal wash hand basin with storage below and free standing shower cubicle.

Double glazed window to rear elevation.

FIRST FLOOR

Bedroom 1 With En-Suite

3.44m x 3.35m (11' 3" x 11')

Bedroom 2 With En-Suite

3.35m x 2.83m (11' x 9' 3")

Outside

To The Rear There Is A Nicely Presented Private Lawn Garden With Pedestrian Access. To The Front There Is A Walled Garden.

More Information

Important Information About Tenancy Costs - A refundable holding deposit is required to secure this property equal to one weeks rent, the full deposit payable is a maximum of 5 weeks rent. Information regarding tenant fees is available on our website. If you have any questions please contact the office directly.

Online Viewings - Please note due to high volumes of viewing requests, all applicants are required to view the property in person prior to completing an application on the property. An online viewing is for visualisation purposes only and is not a substitute for an in-person viewing.



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