



45 Colina Close, Willenhall, Coventry, CV3 3EG

Asking Price £850.00 p.c.m.



Two Bedrooms
uPVC double glazed
Electric heating
Spacious Lounge
Fitted Kitchen
Fitted Bathroom
Unfurnished
Available Now

Entrance

Door to Lobby

Lobby

Stairs to second floor & front door into Hallway

Hallway

1.08m (3' 7") x 2.2m (7' 3")

Doors to all rooms, Storage Heater



Lounge

4.3m (14' 1") x 3.4m (11' 2")

Modern electric heater with remote control. Double glazed window to side



Kitchen

2.0m (6' 7") x 3.2m (10' 6")

Ample wall and base units with worktop over, gas cooker and induction hob, with extractor over. Stainless steel sink with mixer tap. Breakfast bar. Double glazed window to rear. Space for fridge freezer and washing machine.



Bathroom

2.2m (7' 3") x 1.9m (6' 3")

low level WC. Panelled bath with electric shower over. Hand wash basin. Part tiled walls Double glazed window to side. Storage cupboard housing water heater



Bedroom One

2.8m (9' 2") x 3.4m (11' 2")

Modern electric heater with remote control. Double Glazed window to side

Bedroom Two

3.1m (10' 2") x 2.8m (9' 2")

Electric radiator. Double glazed window to side

Outside

Communal Green

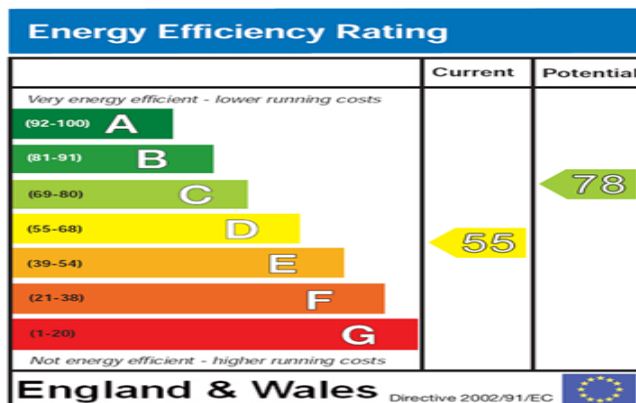
AGENTS NOTES

Council Tax Band A £1677.39



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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

IMPORTANT NOTICE

For the sake of clarification we wish to inform prospective purchasers that these particulars are prepared as a general guide. All measurements are intended only as a general indication of size. Purchasers should be aware that in some properties, sloping ceilings may reduce available space and room plans may vary. Room sizes should NOT be relied on for carpet sizes, fitted furniture, etc. These particulars do not constitute or form part of any contract.

AGENTS NOTES

Please note that we have not carried out any test on any service or installation or fixed appliances. Purchasers are always advised to have their own survey.

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