4 Holmfield Road, Stoke, Coventry, CV2 4DE

Asking Price £875.00 p.c.m.



Two Bedroom Mid Terrace Property
uPVC Double Glazed
Gas Centrally Heated
Two Reception Rooms
Fitted Kitchen
Ground Floor Fitted Bathroom
Gardens to Front & Rear of Property
Unfurnished
* Available May 2025

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Accommodation Comprising
uPVC double glazed door into:



Lounge
11'1 (3.35 M) approx. x 11'1 (3.35 M) approx.
uPVC double glazed window to the front. Feature fireplace with pebbles. Laminate floor. Central heating radiator.

Hall
Door to:

Dining Room
12'1 (3.66 M) approx. x 11'1 (3.35 M) approx.
uPVC double glazed window to the rear. Central heating radiator.



Kitchen
9'8 (2.74 M) approx. x 6'4 (1.83 M) approx.
Fitted with ample wall and base units with work surfaces over. Built in electric oven with gas hob and extractor over. Single drainer stainless steel sink unit. Part tiled walls. uPVC double glazed window. uPVC double glazed door to rear garden. Door to:

Lobby
Built in cupboard with shelving. Gas central heating boiler. Grey tiled floor.



Bathroom
Fitted white suite comprising of panelled bath with shower and scree over, close coupled wc and pedestal wash hand basin. Central heating radiator.

First Floor
Landing
Both rooms off.



Bedroom 1
11'0 (3.35 M) approx. x 9'10 (2.74 M) approx.
uPVC double glazed window. Central heating radiator.

Bedroom 2
uPVC double glazed window to the rear. Built in cupboard. Central heating radiator.

Exterior
Gardens
Front - Small foregarden. Rear - Slabbed and lawned. Gravelled to side of lawn with flower borders. Fence one

side, walled other. Shed.

Agents Notes
Directions - Leave city centre via main ring road onto Sky Blue Way proceeding through onto Binley Road. Take left turn onto Brays Lane veer to the right onto Harefield Road then second right onto Holmfield Road where property can be identified by our To Let board.

AGENTS NOTES
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. (1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. (2) These particulars do not constitute part or all of an offer or contract. (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect. (4) Potential buyers are advised to recheck the measurements before committing to any expense. (5) Alternative Estates have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. (6) Alternative Estates have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

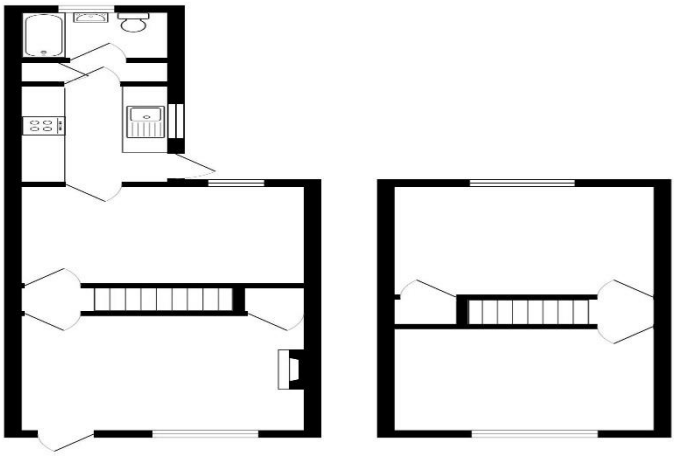


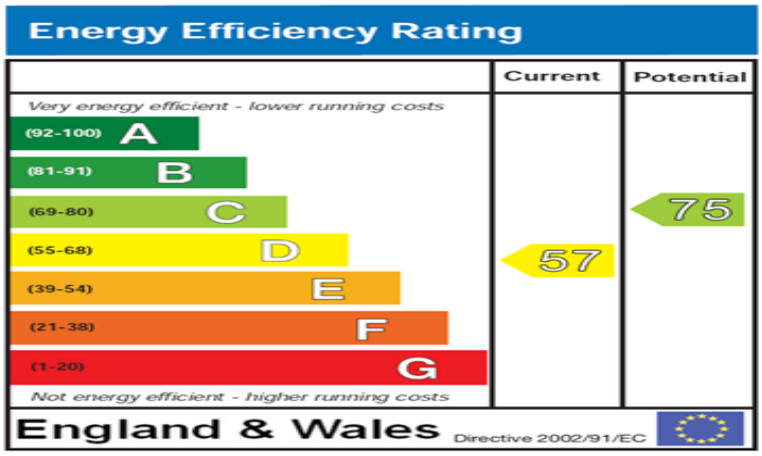






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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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.