



**WASTE LANE, BALSALL COMMON, CV7**  
£3,000 per month\*

**Carter Jonas**

# WASTE LANE, BALSALL COMMON, CV7

## Waste Lane, Balsall Common, Coventry, CV7

Approximate Area = 2508 sq ft / 232.9 sq m (includes garage)

For identification only - Not to scale

A four bedroom detached farmhouse situated within the village of Balsall Common near Coventry.

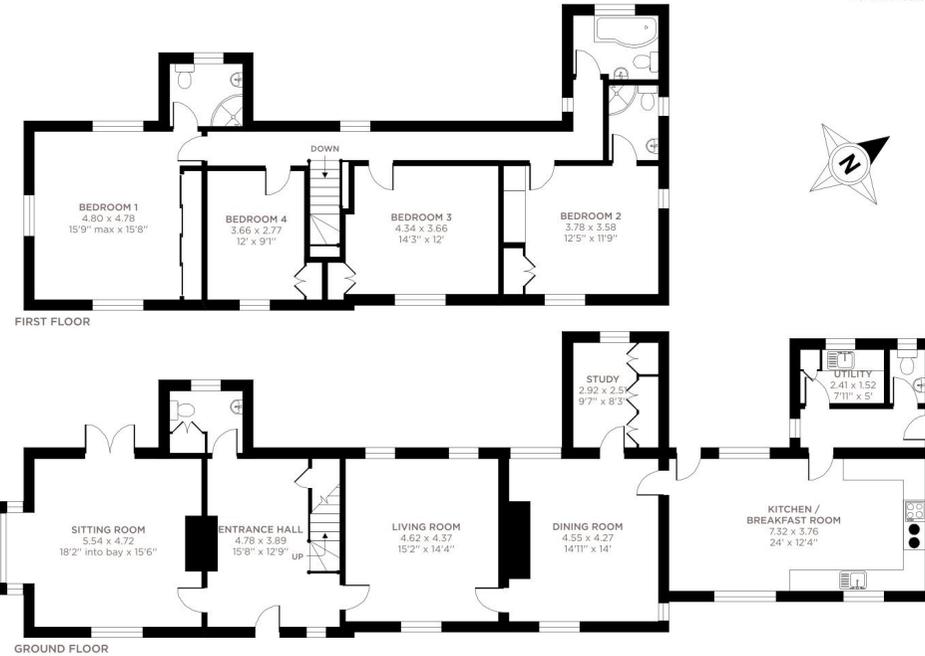
Accommodation comprises entrance hall, sitting room, living room, dining room leading to breakfast kitchen and study, rear porch, utility room and two separate wcs. To the first floor are four bedrooms, two with ensuite shower rooms and separate bathroom. Externally there is a gravelled parking area and lawned gardens.

Available for a 12 month tenancy unfurnished from late April 2024.

Mains water, gas and electricity are connected. Sewerage is via a Septic tank in the garden.

- Council Tax Band = G
- Deposit Required = £3,461.54
- Unfurnished
- Four Bedrooms
- Three Bathrooms
- Lounge
- Dining Room
- Study
- Breakfast Kitchen
- Utility Room
- Garden, Parking
- EPC = D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	82
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rnhccom 2022. Produced for Carter Jonas. REF: 922828



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Classification L2 - Business Data

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