



59 Freeburn Causeway, Canley, Coventry, CV4 8FP

Asking Price £1,100.00 p.c.m.



Semi Detached Property
Three Bedroom
Double Glazed
Gas Centrally Heated
Lounge
Fitted Kitchen
Fitted Bathroom
Available mid May 2025

Accommodation Comprising

uPVC double glazed door to:

Hall

With stairs off to the first floor. Central heating radiator. Laminate floor. Door to:

Lounge

13'10 (3.96 M) approx. x 12'2 (3.66 M) approx.

uPVC double glazed Bay window to the front. Central heating radiator. Laminate floor. Gas fire. Archway to:

Dining Room

8'7 (2.44 M) approx. x 10'9 (3.05 M) approx.

Central heating radiator. Laminate floor. uPVC double glazed French doors to the rear.

Kitchen

11'3 (3.35 M) approx. x 8'7 (2.44 M) approx.

Fitted with ample wall and base units with work surfaces over. Single drainer stainless steel sink unit. Plumbing and space for automatic washing machine. Laminate floor. Space for fridge/freezer. Wall mounted boiler. Gas cooker point. uPVC double glazed window to the rear. uPVC double glazed door to the side.

First Floor

Landing

uPVC double glazed window to the side. All rooms off. Access to the loft.

Bathroom

Fitted white suite comprising of low level wc, wall mounted wash hand basin and Shower cubicle and shower. Central heating radiator. Panelled walls. uPVC double glazed window to the rear.

Bedroom 1

12'2 (3.66 M) max. x 12'0 (3.66 M) max.

uPVC double glazed window to the front. Central heating radiator. Built in cupboard.

Bedroom 2

13'6 (3.96 M) approx. x 8'8 (2.44 M) approx. Plus recess.

uPVC double glazed window to the rear. Central heating radiator.



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Bedroom 3

8'10 (2.44 M) max. x 9'2 (2.74 M) max.

uPVC double glazed window to the front. Central heating radiator. Built in cupboard.

Exterior

Gardens

Front - Lawned to front with side pedestrian access. Rear - Small rear garden, fenced.

Council Tax Band

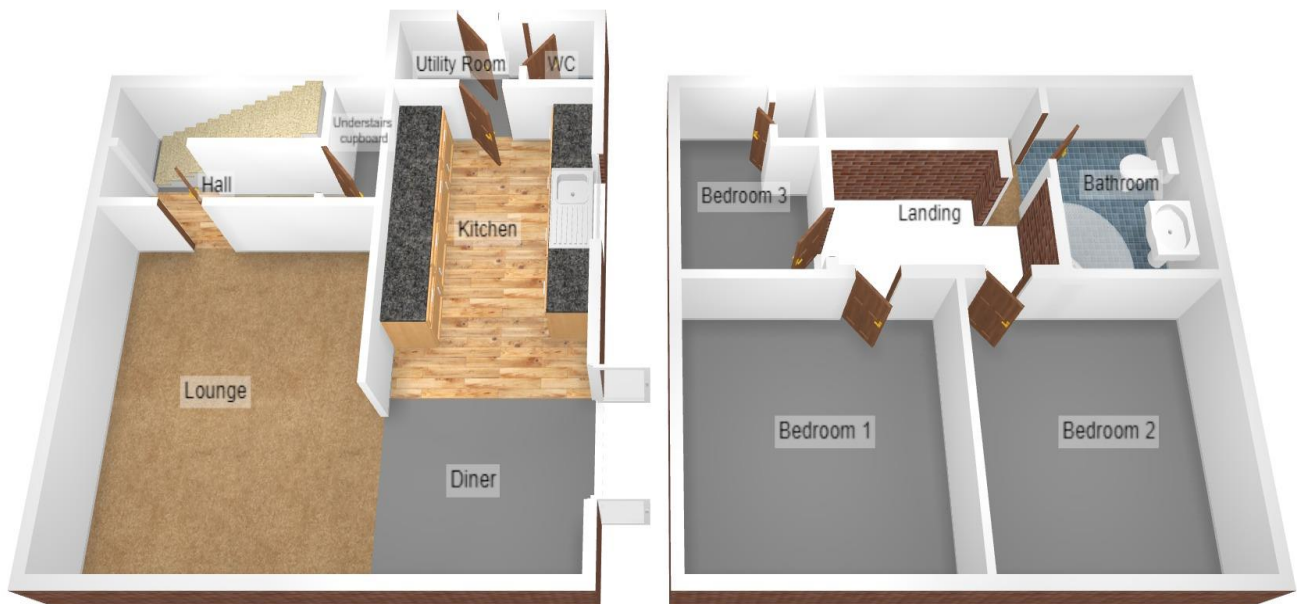
A £1530.00

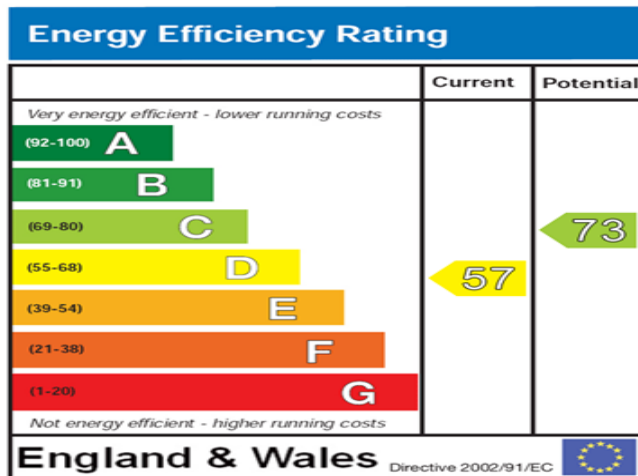
Agents Notes

Directions - Leave city centre via main ring road out onto Kenilworth Road taking a right turn onto A45, Signposted Birmingham. At roundabout take the 1st exit onto Sir Henry Parkes Road, Signposted Canley, University. At roundabout take 3rd exit onto Charter Avenue then right turn onto Freeburn Causeway.



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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.