



 **3**
Bedrooms

 **2**
Bathrooms



***** Available NOW*** ZERO DEPOSIT AVAILABLE**

Suttons are proud to present this fully renovated 3 bedroom family home. This property has been fully refurbished to a high standard with modern decor/interior throughout with newly fitted appliances and blinds. Offered unfurnished this property is Close to local schools, amenities and motorway networks such as M6//M69/A444, CBS Arena and the arena shopping park. Located a short drive from Coventry City Centre. £1100 pcm Reposit option available.

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Key Features:

- * New block-paved driveway to the front and rear of the property
- * Refitted kitchen with brand new built in Dishwahser, Oven, hob & extractor fan
- * Downstairs WC & Storage facilities
- * Landscaped rear gardens
- * Rainfall & power shower/Mixer in the newly refitted bathroom
- * Three good-sized bedrooms with plush carpet and new blinds
- * Proximity to schools, shops, parks, restuarants and transport links - A444/M6, CBS Arena, Arena shopping park
- * Access to additional rear block paved parking
- * Unfurnished with dishwasher, oven and extractor fan included (all under warranty)
- * EPC Rating E (Currently being updated following full renovation works)
- * Council Tax Band A
- * To include Fridge/Freezer & Washing machine @ £1200 pcm

Welcome to Burnaby Road! A beautifully refurbished 3-bedroom terrace strategically located between Holbrooks, Radford, and Foleshill. This newly renovated property boasts a brand-new block-paved driveway at the front and additional parking at the rear.

As you enter through the porch into the welcoming entrance hall, you'll notice the new grey carpeted stairs leading to the first floor. On the ground floor, the lounge area offers a comfortable space with brand-new flooring, providing access to the refitted kitchen. The kitchen, a highlight of this property, features new appliances including an integrated dishwasher, oven, hob, and extractor fan. An under stairs storage cupboard efficiently houses the boiler, consumer unit, and offers recess and plumbing for additional appliances such as a fridge freezer and washing machine.

Convenience is key, and the property includes a downstairs WC for added practicality. The rear of the house opens up to newly landscaped gardens with shed and storage facilities...perfect for outdoor relaxation, and additional parking—an ideal set up for any family.

Moving to the first floor, you'll find a recently refitted bathroom with both rainfall and power shower options, a vanity unit with a built-in wash basin, a heated mirror, and a shave point. The three good-sized bedrooms, all fitted with brand-new grey plush carpet and blinds, provide a comfortable and stylish living space.

The location is a standout feature, situated centrally with excellent motorway access to M6/A444. Close proximity to CBS Arena and Ricoh adds entertainment options, while nearby schools, parks, and local amenities make this property perfect for families.

This property is being offered at £1100 per calendar month, with the option for a Reposit to make your move even smoother. The property is unfurnished, but it includes a brand-new oven and extractor fan and benefits from a newly integrated dishwasher. We understand the importance of a hassle-free move, and with the property currently vacant and keys in hand, you could be settling into your new home sooner than you think.

