



**Freeburn Causeway, Coventry, CV4 8FQ**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

Welcome to Freeburn Causeway — A Home Where Character Meets Comfort

Sheldon Bosley Knight are proud to present this beautifully presented home, tucked away on the ever-popular Freeburn Causeway. This beautifully presented home offers the perfect blend of modern style and everyday comfort, whilst having the convenience of a NO CHAIN sale with all furniture's included!

Thoughtfully designed throughout, it features bright, well-proportioned living spaces, a contemporary and spacious kitchen ideal for entertaining, large family bathroom and 2 generously sized bedrooms. The property also has a large private rear garden as well as excellent storage space throughout which is a must for all types of buyers! Nestled in a peaceful, yet incredibly well-connected locale, this property offers the perfect blend of relaxed living and practical convenience.

With close proximity to Warwick University, this offers an excellent location in one of Coventry's most sought after areas for investment purposes. It's also a fantastic opportunity for families, professionals or anyone seeking a move-in-ready home in a sought-after location too.

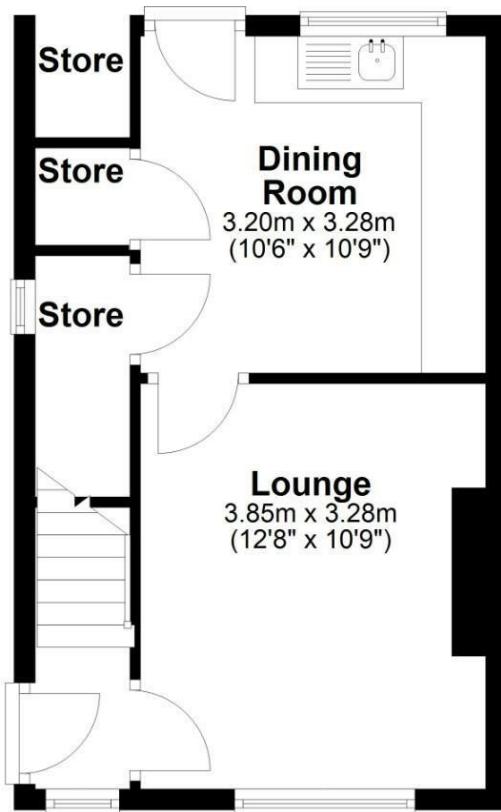
Viewings is highly recommended, book yours today with Sheldon Bosley Knight to ensure you don't miss out.





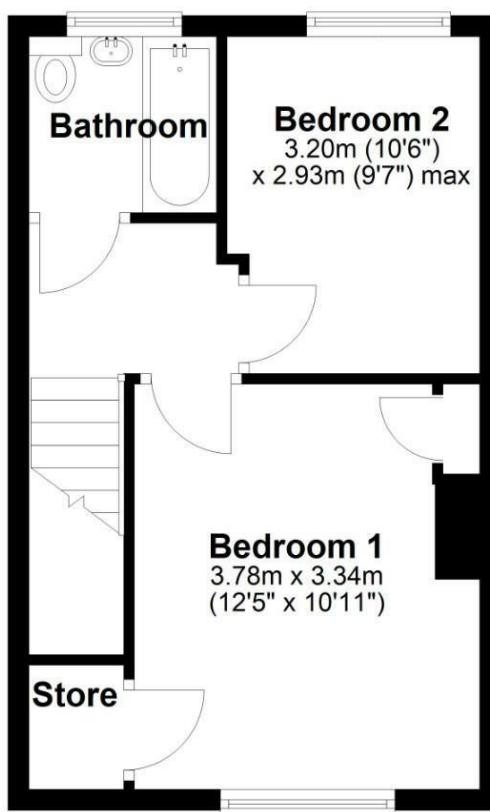
## Ground Floor

Approx. 30.6 sq. metres (329.2 sq. feet)



## First Floor

Approx. 32.0 sq. metres (344.4 sq. feet)



Total area: approx. 62.6 sq. metres (673.6 sq. feet)

### DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

## Key Features

- Highly sought after location
- NO CHAIN - All furnishings included
- Excellent rental yield
- Perfect investment opportunity with high yield
- Private rear garden
- Proximity to Warwick University and Cannon Park shopping centres
- Bright and filled with natural light
- Ample storage throughout
- Large double bedrooms
- Deceptively Large

**£190,000**

EPC Rating -

Tenure - Freehold

Council Tax Band - A

Local Authority -  
Coventry City Council