

MATTHEW JAMES
Property Services



38 Briscoe Road

Holbrooks, Coventry, CV6 4JP

Matthew James are super pleased to offer for sale, this lovely semi-detached property - even better its being offered with vacant possession and NO CHAIN. Located in the Holbrooks area, its perfect for families and an ideal investment opportunity too. A viewing is highly recommended...

The property has been improved and maintained to a very good standard throughout. The ground floor has a good-sized lounge to the front with a gas fire feature and then flows nicely into the kitchen area to the rear, which enjoys views over the larger than average rear garden. A handy downstairs WC and Pantry cupboard help with day-to-day practicalities.

Head upstairs to find two double sized bedrooms and a further good sized single room. The family shower room completes the internal accommodation.

Outside, parking is on street and there is a side entrance that gives access to the rear garden. Both the front and rear gardens are mainly laid to lawn.

Holbrooks sits to the North West of the city, with great links to primary and secondary schools within the area and close to the Ricoh Area with its many retail outlets. Also just minutes to the M6 and A444 network for those that commute and easy access around the city.

£215,000

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- Semi Detached
- Downstairs WC
- Gas Central Heating & PVCu Windows & Doors
- Council Tax Band B
- Three Bedrooms
- Good Sized Rear Garden
- Catchment for President Kennedy School
- Re Decorated & New Carpets Throughout
- No Onwards Chain
- EPC Rating C

GROUND FLOOR

Family Shower Room

6'6" x 5'2" (2.0 x 1.6)

Entrance Hallway

Lounge
13'9" x 11'9" (4.2 x 3.6)

Kitchen
11'9" x 7'6" (3.6 x 2.3)

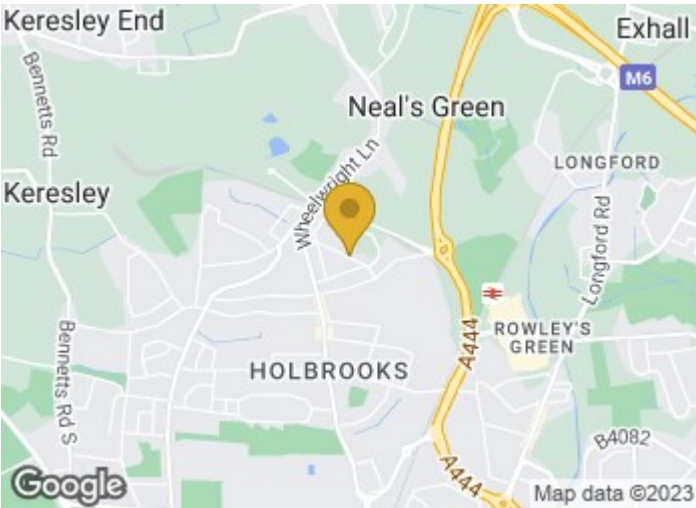
Downstairs Cloakroom

FIRST FLOOR

Bedroom One
11'1" x 7'6" (3.4 x 2.3)

Bedroom Two
8'6" x 8'2" (2.6 x 2.5)

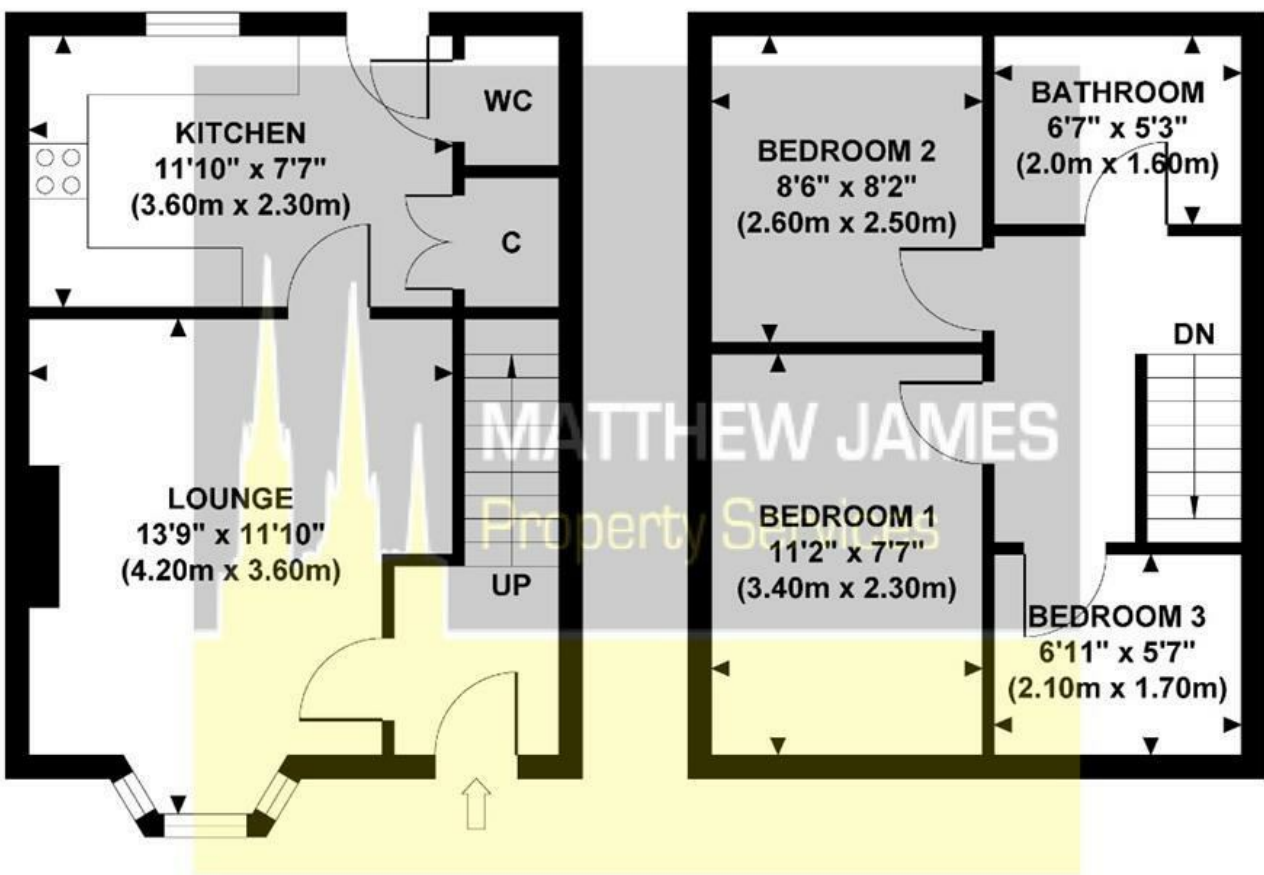
Bedroom Three
6'10" x 5'6" (2.1 x 1.7)



Directions



BRISCOE ROAD
Approximate Gross Internal Area
597 sq ft / 55.50 sq m

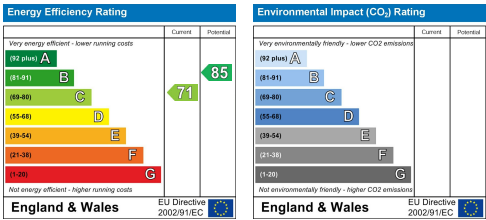


**GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 301 SQ FT**

**FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 296 SQ FT**

Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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