



MATTHEW JAMES

Property Services



30 Roland Avenue, Coventry, CV6 4HR

Offers Over £245,000

THREE BEDROOMS... SEMI DETACHED... MODERN SHOWER ROOM... CLOSE TO LOCAL AMENITIES... NO UPWARD CHAIN... MATURE GARDENS... GARAGE TO REAR AND OFF ROAD PARKING. Located in the desirable area of Holbrooks, this lovely semi-detached house on Roland Avenue presents an excellent opportunity for families and first-time buyers alike. The property boasts three well-proportioned bedrooms, whilst the inviting reception rooms serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

The modern shower room has been thoughtfully designed, ensuring both style and functionality. With double glazing throughout, the home benefits from enhanced energy efficiency and a peaceful atmosphere, while the gas central heating guarantees warmth during the colder months.

One of the standout features of this property is the off-road parking, complemented by a garage to the rear, offering convenience and security for your vehicles. Having NO UPWARD CHAIN means a smoother transition for potential buyers, allowing for a quicker move-in process.

Situated in a sought-after location, this home is conveniently close to a variety of local amenities, including shops, schools, and parks, making it an ideal choice for those seeking a vibrant community atmosphere. It is also perfect for those that commute as the motorway network for the M6, M69, M42 and M1 are easily reached. This property is not just a house; it is a place where memories can be made. Do not miss the chance to view this delightful home and envision your future in this lovely neighbourhood. We have the keys - call us now to book your immediate viewing!

Front Garden & Off Road Parking

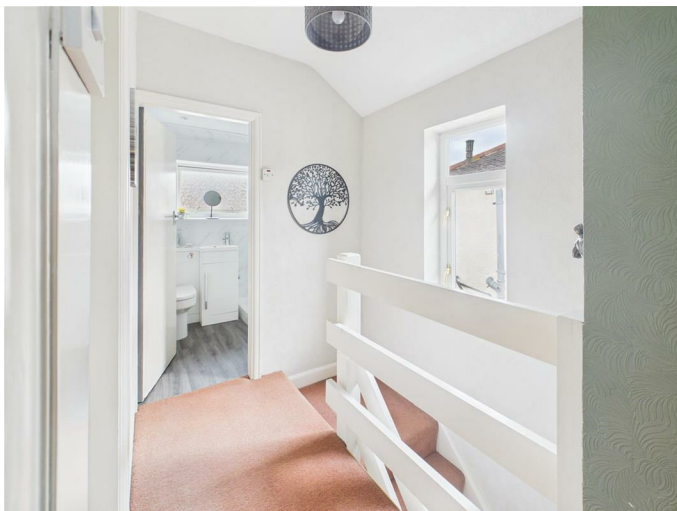


Being mainly laid to lawn with planted beds, walled and fenced perimeter with off road parking accessed via a dropped kerb and steps that lead to the:

Storm Porch

Having a feature glazed door leading to through the glazed front door into the:

Entrance Hallway



Having stairs off to the first floor, under stairs storage and doors leading off to the:

Dining Room

11'11 x 10'2 (3.63m x 3.10m)



Having a PVCu double glazed door with picture windows to the side to the rear elevation and archway leading to the:

Living Room

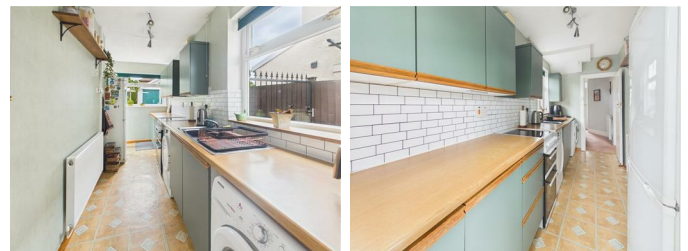
13' x 12'5 (3.96m x 3.78m)



Having a PVCu double glazed bay window to the front elevation, feature inset electric log burner and fireplace to the one wall.

Kitchen

14'8 6'8 maximum (4.47m 2.03m maximum)



Having a PVCu double glazed window to the side and rear elevations. a PVCu double glazed door to the rear garden area, space and plumbing for a washing machine, space for a tumble dryer, space for a cooker, a range of wall, base and drawer units with roll top work surface over and tiling to all splash prone areas.

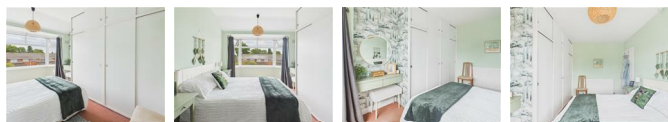
First Floor Landing



Having a PVCu double glazed window to the side elevation, access to the loft area and doors leading off to:

Bedroom One

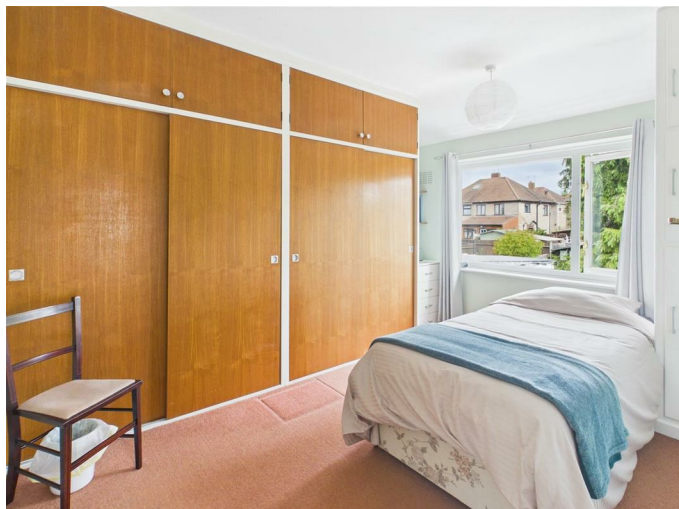
12' x 9'2 (3.66m x 2.79m)



Having a PVCu double glazed bay window to the front elevation and fitted wardrobes to the one wall.

Bedroom Two

12' x 9'2 (3.66m x 2.79m)



Having a PVCu double glazed bay window to the rear elevation and fitted wardrobes to the one wall. There is also an airing cupboard housing the central heating boiler.

Bedroom Three

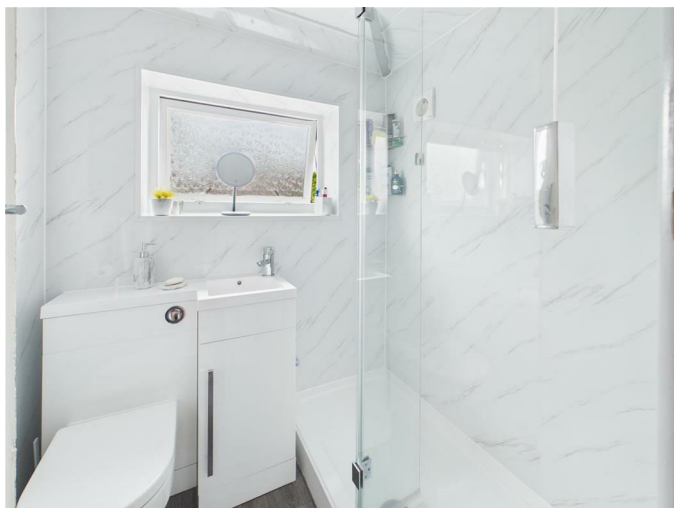
8'8 x 5'10 (2.64m x 1.78m)



Having a PVCu double glazed window to the front elevation and over stairs storage cupboard.

Shower Room

5'7 x 5'2 (1.70m x 1.57m)



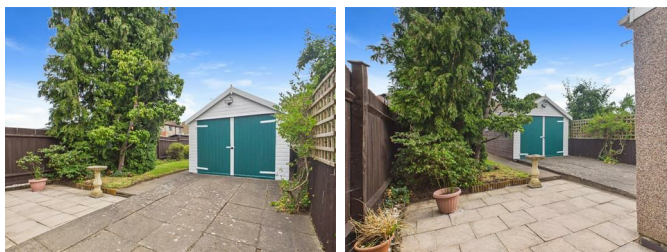
Having a PVCu double obscure glazed window to the rear elevation, walk-in double shower enclosure with rain head shower over, vanity style wash hand basin with built in WC, extractor and ladder style heated towel rail.

Rear Garden



Being mainly laid to lawn with planted beds, fenced and hedged perimeter, paved patio areas and access to the:

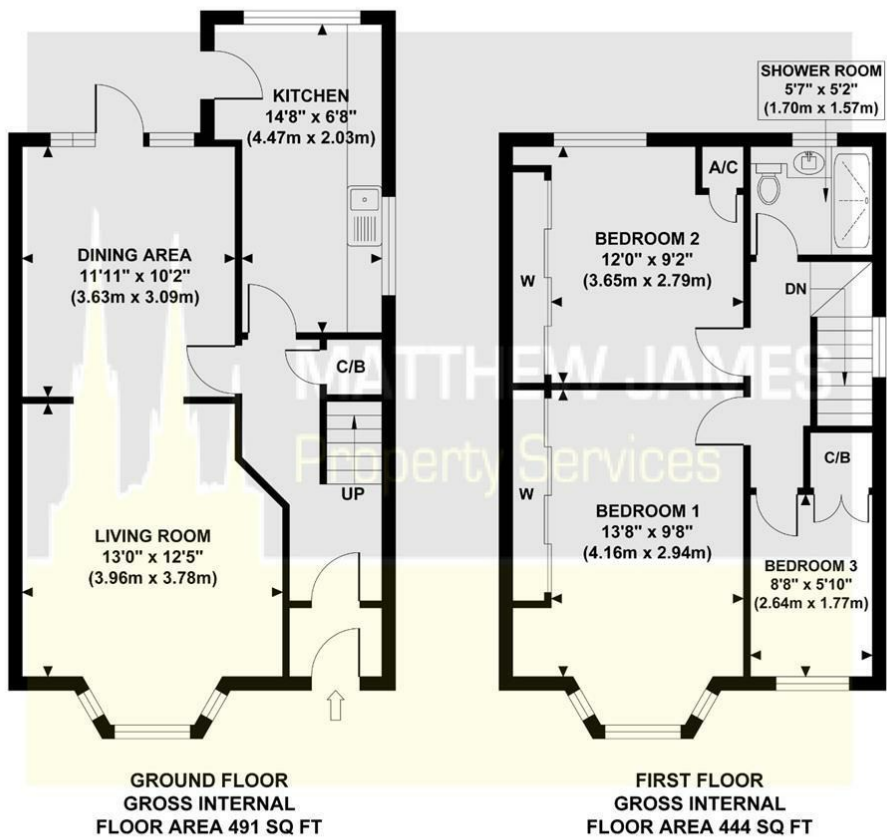
Garage



(Not Measured) Having a pedestrian door, two windows to the side, power and lighting and double doors to the front.

Floor Plan

30 ROLAND AVENUE
Approximate Gross Internal Area 935 sq ft / 86.90 sq m

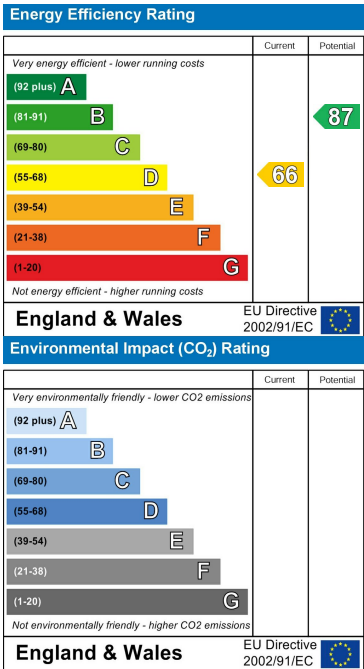


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Area Map



Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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