Road Map

Hybrid Map

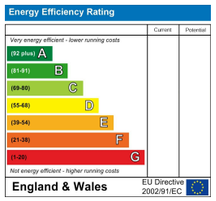
Terrain Map

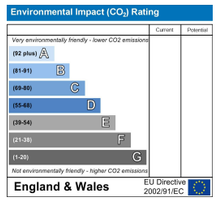
Floor Plan

Viewing

Please contact us on 02477 170170 if you wish to arrange a viewing appointment for this property or require further information.

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

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MATTHEW JAMES
Property Services

35 Roland Mount

Holbrooks, Coventry CV6 4HP

Offers Over £190,000

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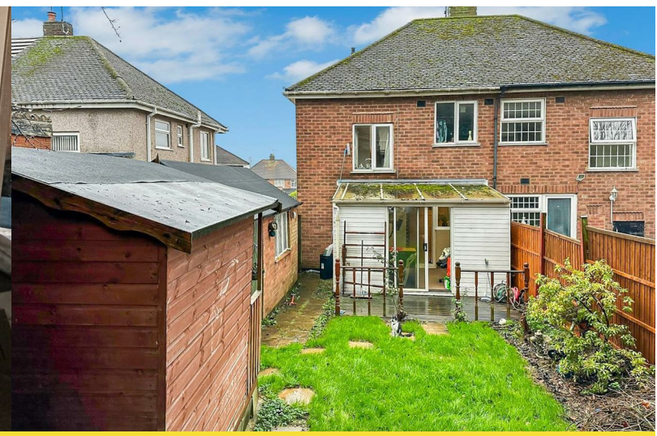


35 Roland Mount

Holbrooks, Coventry CV6 4HP

Offers Over £190,000

Front Garden
Having walled fore garden with concrete driveway with garden to the side, access to the garage and rear garden via a timber gate and through the front door into the:

Entrance Hallway
Having dog leg stairs off and doors leading off to:

Lounge
16'1 x 14'1
Having a PVCu double glazed bay window to the front elevation and further PVCu double glazed window to the side elevation with 'real flame' inset gas fire with decorative mantle, hearth and surround.

Kitchen
9'5 x 8'7
Having a PVCu double glazed window to the rear elevation, PVCu double glazed door, a range of wall, base and drawer units with roll top work surface over, space for a cooker with extractor over, space and plumbing for a washing machine and tiling to all splash prone areas.

Lean To Conservatory
11'11 x 7'7
Having sliding patio doors to the rear elevation and under stairs storage cupboard.

First Floor Landing
Having a PVCu double glazed window half way up the stairs, access to the loft area and doors leading off to:

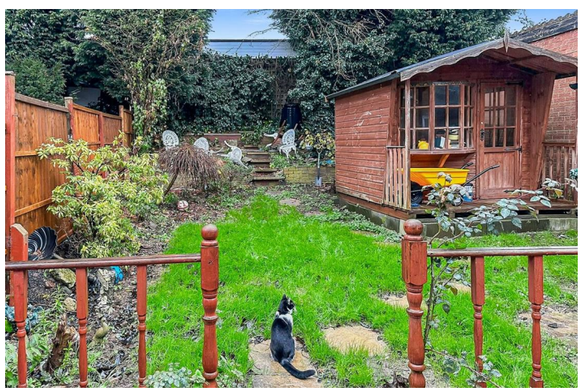
Bedroom One
12'6 x 10'1
Having a PVCu double glazed bay window to the front elevation.

Bedroom Two
7'6 x 5'6
Having a PVCu double glazed window to the rear elevation.

Bedroom Three
10'4 x 7'1
Having a PVCu double glazed window to the side elevation.

WC
4'5 x 2'6
Having a PVCu double obscure glazed window to the side elevation, low level flush WC and tiling to all splash prone areas.

Family Bathroom
6'5 x 4'4
Having a PVCu double obscure glazed window to the side elevation, panel bath with shower attachment and airing cupboard off housing the Worcester Bosch central heating airing cupboard.

Rear Garden
Having decked patio area, fenced perimeter, tiered planted beds, inset lawn, access to the garage and timber pedestrian gate that leads to the front elevation.

Garage
(Not Measured) Having up and over door to the front elevation.