



**Rotherham Road, Holbrooks
Coventry CV6 4FR
Asking Price £220,000**

Freehold - Coventry City Council Band: B - EPC: D

Pointons are pleased to present this three-bedroom mid-terrace property, ideally located in Holbrooks, offering spacious accommodation and excellent potential for families, first-time buyers, or investors.

The ground floor comprises of; lounge with a large front-facing window, a second rear reception room, a fitted kitchen with a range of storage units and worktop space. To the rear, a conservatory provides additional living space with direct access to the garden, and finally a convenient ground floor WC.

To the first floor, the property offers three well-proportioned bedrooms, including two generous doubles and a single room suitable as a child's bedroom or home office. A new family bathroom fitted with a three-piece suite with a shower above the bath.

Externally, the property benefits from a low-maintenance rear garden, mainly laid to gravel with patio areas, and a small lawn. A garage at the rear of the property with vehicle access. Off street parking to the front.

EPC - D / Council Tax - B



Entrance Hallway

Stairs to first floor, door to:

Reception Room

10'5" x 9'8" (3.17m x 2.94m)

Bay window and radiator to front.

Reception Room

11'6" x 8'11" (3.51m x 2.73m)

Window and radiator to rear.

Kitchen

18'10" x 6'0" (5.74m x 1.83m)

Fitted with matching base and eye level units with worktop over, stainless steel sink with mixer tap and drainer. integrated gas hob and oven with built in extractor fan above.

Conservatory

10'7" v 12'1" (3.25 v 3.69)

Window to rear, double door to garden.

Bedroom 1

10'4" x 10'5" (3.15m x 3.18m)

Window and radiator to front.

Bedroom 2

10'9" x 9'11" (3.28m x 3.02m)

Window and radiator to rear.

Bedroom 3

6'9" x 5'7" (2.06m x 1.69m)

Window and radiator to front.

Bathroom

6'11" x 6'1" (2.12m x 1.85m)

New fitted three piece suite, comprising of a deep panelled bath, w/c, pedestal hand wash basin, shower with shower screen above bath.

Good to Know

Tenure: Freehold

Age: 1950's - 1960's

Garage to rear

Heating: Gas central heating

Garden: North Facing

Total SqFt: 873.9

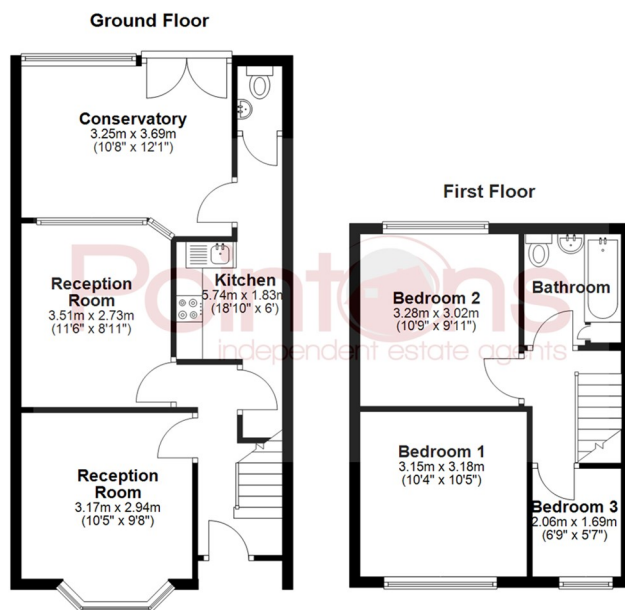
Loft: Insulated

Energy efficiency rating: D

Council tax band: B

Disclaimer

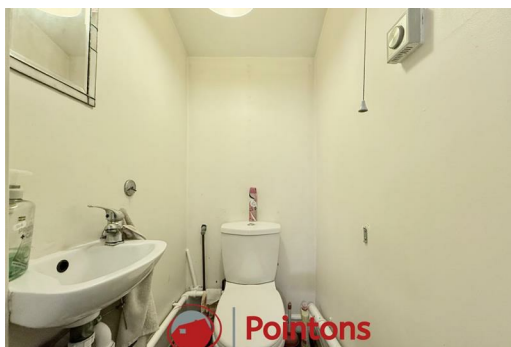
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



All floor plans are for a guide of the layout and not to scale
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		65	81
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	



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