



## Romford Road

, Holbrooks, CV6 4FS

**£1,100 PCM**



Pointons Estate Agents are delighted to present this well-proportioned three-bedroom semi-detached home, situated on Romford Road in the popular Holbrooks area of Coventry.

Ideally located within easy reach of local shops, reputable schools and a range of everyday amenities, the property also benefits from gas central heating and double glazing throughout.

The accommodation briefly comprises a welcoming entrance hall, a bright and spacious living room opening through to the dining area, and a fitted kitchen. To the first floor, there are three well-sized bedrooms and a modern shower room.

Externally, the property offers a lawned garden to the front, while the rear garden is predominantly laid to lawn with a decked seating area—ideal for outdoor entertaining. Additional benefits include a functional outside WC and two useful store rooms, both with power and lighting.

This property would make an excellent family home. Viewings are strictly by appointment via the agent.



### Living Room 14'1" x 11'10" (4.30m x 3.60m)

Double glazed bay window to front, laminate flooring, radiator, fireplace with wooden surround and coving to ceiling.

### Dining Room 9'10" x 9'10" (3.00m x 3.00m)

With double glazed french doors to rear garden, laminate flooring, radiator and coving to ceiling.

### Kitchen 9'10" x 7'10" (3.00m x 2.40m)

Fitted with a matching range of base and eye level units with worktop space over, composite sink unit with single drainer and taps over, space for cooker with extractor hood over, tiled splashbacks and flooring, double glazed windows to side and rear and door leading to rear garden.

### Bedroom 13'9" x 12'2" (4.20m x 3.70m)

Double glazed bay window to front, carpeted, radiator and storage cupboard.

### Bedroom 10'2" x 12'2" (3.10m x 3.70m)

Double glazed window to rear, carpeted, radiator and storage cupboard.

### Bedroom 10'2" x 6'11" (3.10m x 2.10m)

Double glazed window to front, carpeted, radiator and storage cupboard.

### Shower Room 7'7" x 5'7" (2.30m x 1.70m)

Fitted with a shower cubicle and sliding screen, low level WC, hand wash basin with mixer tap and built in storage beneath, tiled splashbacks and flooring, obscure double glazed window to rear.

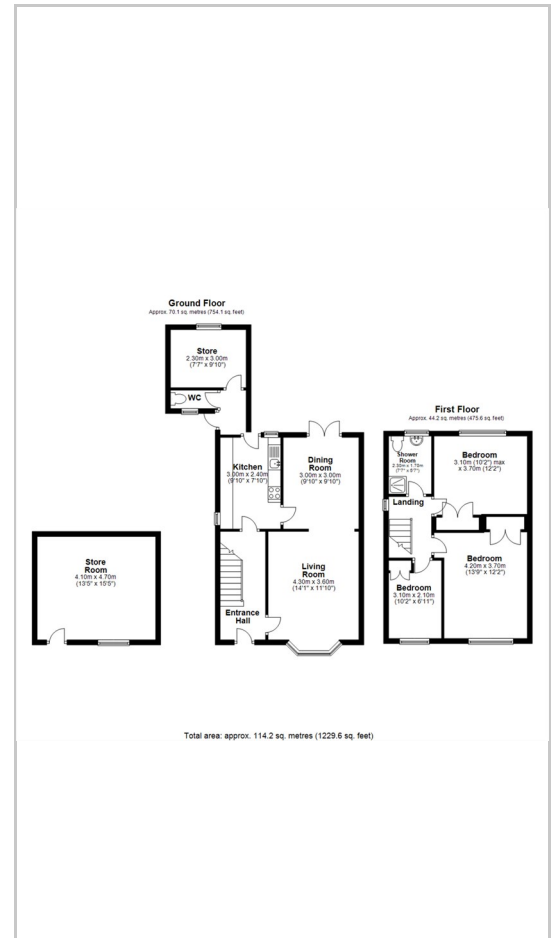
### Store Room 13'5" x 15'5" (4.10m x 4.70m)

Entrance via double glazed door with double glazed window, power points and lighting.

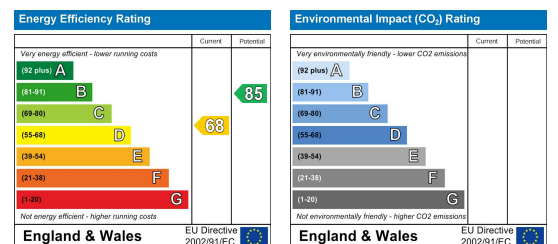
## Area Map



## Floor Plans



## Energy Efficiency Graph



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