



Rollason Road, Coventry, CV6 4AQ

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** ROLL UP TO ROLLASON *** Here is a traditional style middle terraced residence situated in this popular location of Radford positioned close to local amenities, schools, shops and road links etc.

The property is presented in excellent order throughout with many upgrades and improvement making a lovely first time purchase or rental investment with gas fired central heating, upvc double glazing, potential for car draw on to the front, large timber store / garaging to the rear and offering extended and refitted kitchen worthy of an early viewing.

Briefly comprising: entrance hall, front lounge with bay window, rear lounge, extended breakfast kitchen with built in oven and hob, landing, two double bedrooms and modern bathroom. Loose stone foregarden, southerly facing rear garden and large timber store / garaging to rear. EPC RATING C.





Key Features

- Single bayed middle terraced
- Popular Radford location
- No onward chain
- Improved, extended & well presented
- Lounge / diner & extended kitchen
- Loose stoned forecourt, southerly facing rear garden
- Large timber store / garage - rear car access
- EPC RATING C

£200,000

EPC Rating - C

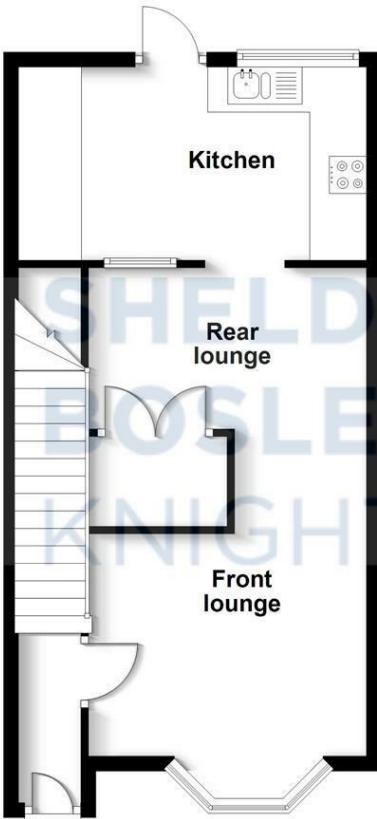
Tenure - Freehold

Council Tax Band - B

Local Authority -
COVENTRY COUNCIL

Ground Floor

Approx. 44.2 sq. metres (475.7 sq. feet)

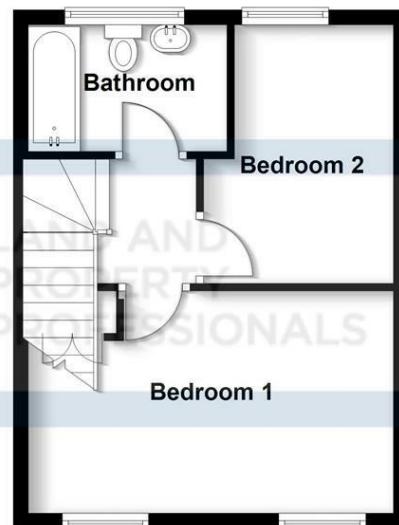


Total area: approx. 75.8 sq. metres (816.3 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.

First Floor

Approx. 31.6 sq. metres (340.6 sq. feet)



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