

OPENING DOORS SINCE 1843

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THE ESTATE AGENTS



Brookford Avenue, Coventry, CV6 2GP  
£230,000



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Brookford Avenue, Holbrooks, CV6 2GP

A fantastic opportunity to acquire this well-presented mid-terraced property positioned in the sought after residential location of Holbrooks. With its extended kitchen/diner and generous lounge it is the perfect home for families and couples alike.

Upon entering the property you will be greeted by a welcoming hallway with stairs rising to the first floor, a modernised kitchen/diner which has been extended and a lounge with a bay window and sliding patio doors leading to the rear garden.

To the first floor there are two double bedrooms and a single bedroom, perfect for use as a home office, dressing room or a child's bedroom. Also positioned on the first floor is the modern bathroom which includes a bath and over shower.

Further benefits include a secure rear garden, garage, gas central heating and double glazing throughout.







- Three Bedrooms
- Generous Lounge
- Extended Kitchen/Diner
- Modernised Bathroom
- Well-Presented Throughout
- Highly Sought After Location
- Garden
- Garage
- No Onward Chain
- Council Tax - B

Brookford Avenue is positioned just off Watery Lane in the sought after residential location of Holbrooks and a benefits from it's close proximity to four local schools including the popular President Kennedy School.

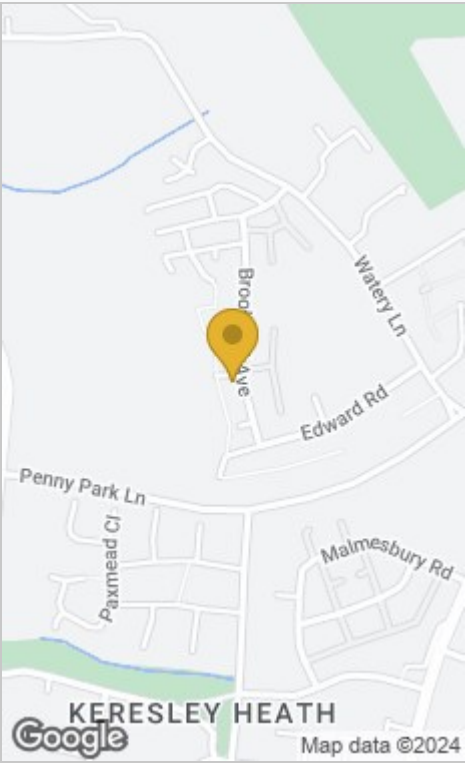
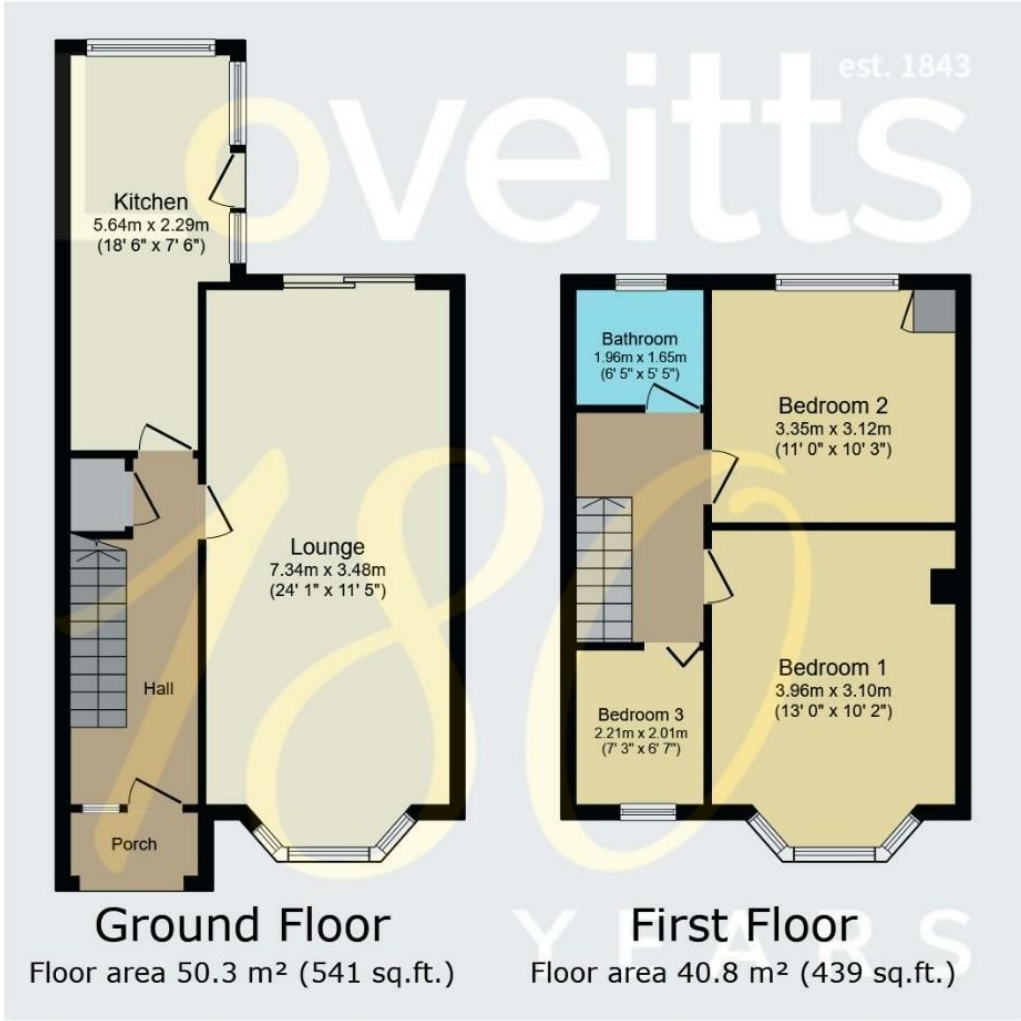
The property also benefits from being a five minute walk away from the nearest bus route and also great road links such as the A444 and M6 helping you get in and around the City with ease.


The Arena Shopping Park is also located a short drive away providing a range of amenities, shops and it's own train station.



Floor Plan

Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are intended to be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](#)

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