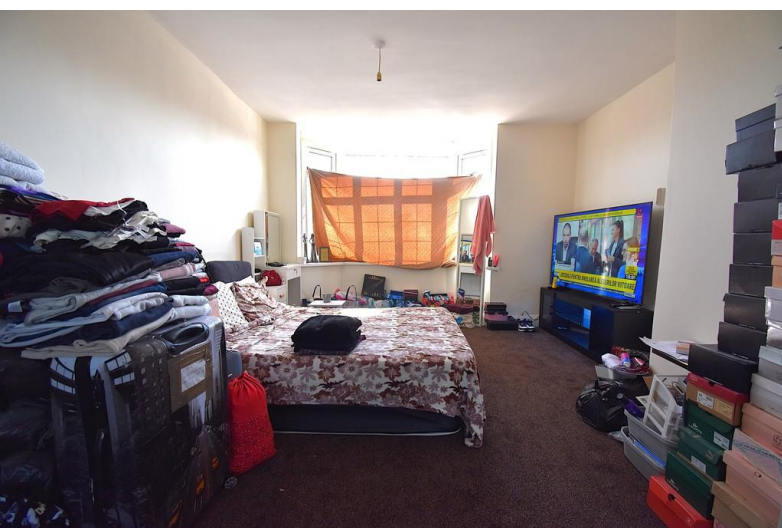


40 Roland Avenue
Holbrooks, Coventry, CV6 4HR

- Semi-Detached
- Close To Ricoh Arena
- Excellent School Catchment Area
- New Double Glazing

Offers In Excess Of £240,000
EPC Rating '55'





Property Description

Cloud9 Estates – New to Market

We're delighted to bring to market this well-presented three-bedroom semi-detached home, located in a highly sought-after residential area. Offering generous living space and a superb location, this property is ideal for families or first-time buyers.

The ground floor features a spacious reception room and an excellent-sized fitted kitchen, complete with an integrated gas hob, oven, and a stylish chrome chimney hood.

Upstairs, you'll find three bedrooms and a modern family shower room.

Externally, the property benefits from a lawned front garden and a partially slabbed and lawned rear garden.

Additional features include:





- Brand new double glazing
- Gas central heating throughout
- Located within walking distance of Parkgate Primary School and Holy Family Primary School
- Within the catchment area for President Kennedy School
- Just a 5-minute drive to the Ricoh Arena Shopping Centre and Coventry City Football Stadium

A fantastic opportunity in a well-connected, family-friendly location.

Contact Cloud9 Estates today to arrange a viewing!



Important Note To Purchasers

As part of compliance with Anti-Money Laundering Regulations, prospective purchasers will be required to provide identification documents at a later stage. Your cooperation in this matter is appreciated to ensure there are no unnecessary delays in the sale process.

While we strive to provide accurate and reliable sales particulars, they do not constitute or form part of any offer or contract. No information provided should be relied upon as a statement of fact. Additionally, any services, systems, or appliances listed have not been tested by us, and we make no guarantees regarding their functionality or efficiency.

All measurements are intended as a general guide for prospective buyers and may not be exact. Some details may be subject to vendor approval. If you require further clarification, particularly if you are traveling a significant distance to view the property, please contact us.

The final agreement on fixtures and fittings will be determined between the buyer and seller through the official fixtures and fittings form, which will form part of the legal contract handled by the conveyancing solicitors. As the marketing estate agent, none of our particulars or discussions are legally binding, only formal solicitor documentation holds legal weight.

Cloud9 Estates has not verified the legal title of the property, and buyers are advised to seek confirmation through their solicitor.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	55	
(39-54) E		