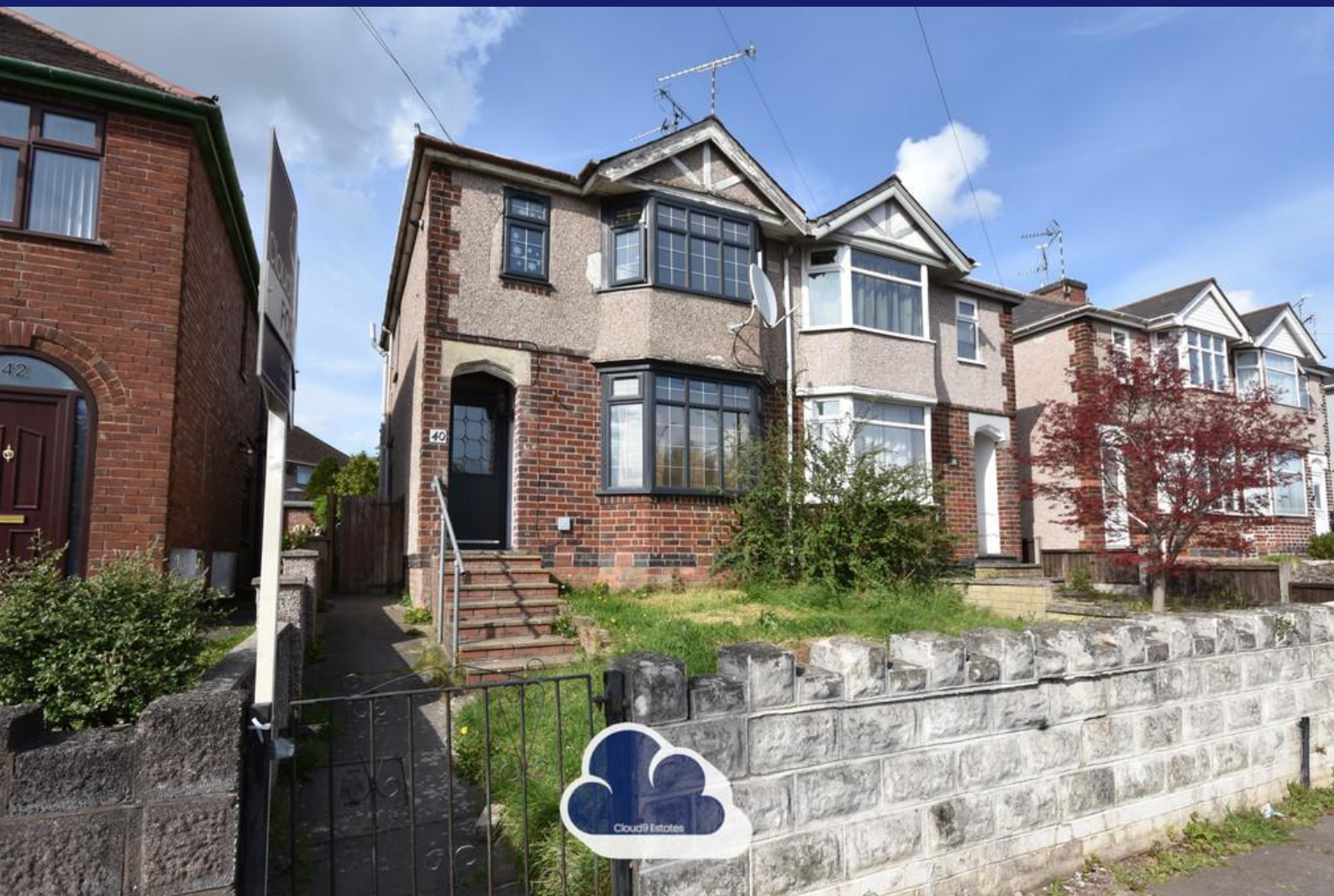
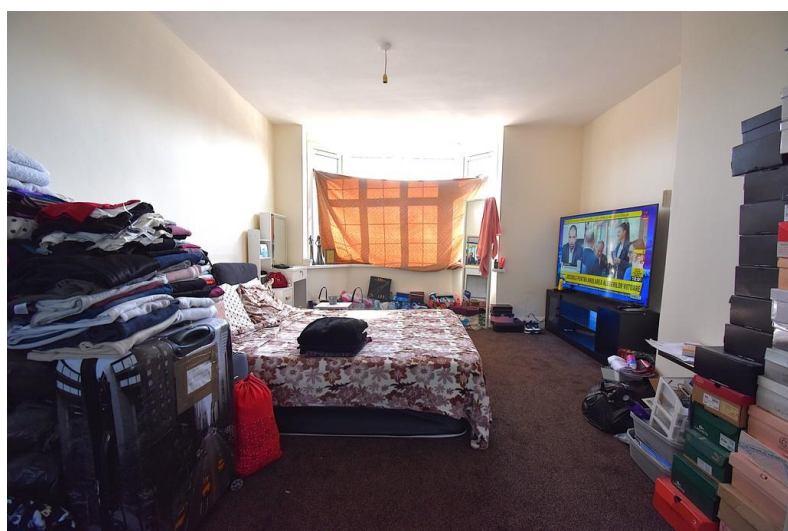




**Roland Avenue
Holbrooks
Coventry
CV6 4HR**

- Top School Catchment
- Prime Holbrooks Location
- Ready to Move In
- Brand New Double Glazing

Offers Over £185,000
EPC Rating '55'





Property Description

Introducing a standout opportunity in Coventry's thriving CV6 postcode-this beautifully presented three-bedroom semi-detached home is a must-see for buyers seeking space, style, and location. Whether you're a first-time buyer ready to step onto the property ladder or a family looking for a well-connected home near top-rated schools and amenities, this property delivers on every front. With its fresh upgrades, generous layout, and proximity to the Ricoh Arena and excellent schools, interest is expected to be high-early viewing is strongly recommended.

The ground floor welcomes you with a generously sized reception room, ideal for relaxing or entertaining guests. The adjoining kitchen is a standout feature, boasting ample workspace, integrated appliances including a gas hob and oven, and a sleek chrome chimney hood that adds a modern touch. Upstairs, three well-proportioned bedrooms provide comfortable accommodation, complemented by a contemporary family shower room.

Outside, the home continues to impress with a neatly



lawned front garden and a spacious rear garden that combines lawn and patio-ideal for summer barbecues or children's play. Recent upgrades include brand new double glazing and efficient gas central heating throughout, ensuring warmth and energy savings year-round.

Families will appreciate the proximity to top-rated schools, with Parkgate Primary and Holy Family Primary just a short walk away, and the property falling within the catchment for the highly regarded President Kennedy School. For leisure and shopping, the Ricoh Arena and Coventry City Football Stadium are only a five-minute drive, offering entertainment, retail, and dining options right on your doorstep.



Built between 1930 and 1949, this EPC-rated D home combines classic structure with modern enhancements. With mains gas and a layout that suits contemporary living, it's a rare find in a location that ticks all the boxes.

Don't miss out on this fantastic opportunity-contact Cloud9 Estates today to arrange your viewing and take the first step toward making this house your home.

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.



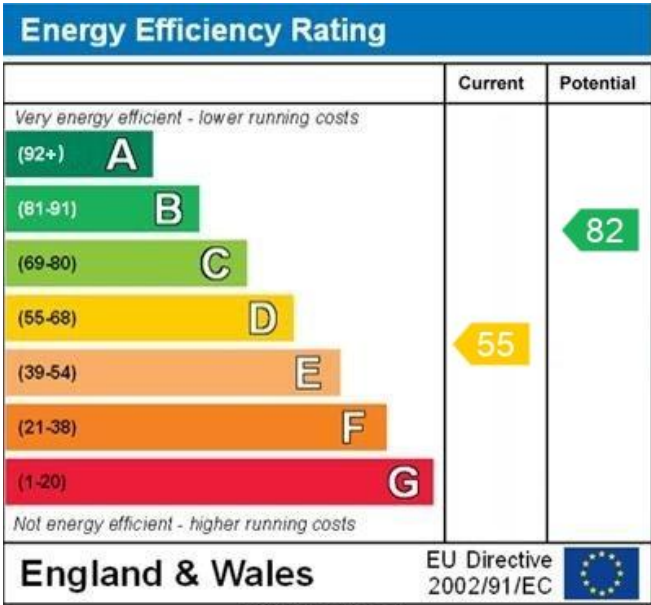
The final agreement on fixtures and fittings will be determined between the buyer and seller through the official fixtures and fittings form, which will form part of the legal contract handled by the conveyancing solicitors. As the marketing estate agent, none of our particulars or discussions are legally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

Ground Floor



Measurements are approximate. Not to scale. Illustrative purposes only.
Valid until August 2025.



WWW.EPC4U.COM

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements