



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

£205,000

GENERAL INFORMATION

TENURE: we understand from the vendors that the property is freehold with vacant possession on completion.

SERVICES: all mains services are connected but not tested. The telephone is available subject to the appropriate telephone companies regulations. Sheldon Bosley Knight have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

LOCAL AUTHORITY: Coventry Borough Council

COUNCIL TAX BAND: B

FIXTURES AND FITTINGS: only those as mentioned in these details will be included in the sale.

MEASUREMENTS: the measurements provided are given as a general guide only and are all approximate.

VIEWING: by prior appointment through the Sole Agents.

ENTRANCE HALL

With leaded obscured sealed unit double glazed front entrance door, obscured UPVC double glazed window to the front, central heating radiator, tiled floor, coved ceiling, stairs rising to the first floor accommodation and a door through into the front lounge.

FRONT LOUNGE

11'3 x 12'1

With central heating radiator, UPVC double glazed bay window to the front, feature fireplace with wooden surround, marble inset and hearth incorporating a living flame gas fire, built in double door store cupboard, fitted shelving, feature panelled wall and opening through into the rear lounge.

REAR LOUNGE

14'8 x 11'2

With central heating radiator, built in under stairs storage cupboard and a opening through into the extended kitchen.

EXTENDED KITCHEN

8'3 x 13'8

Having been comprehensively refitted with a range of shaker style units to three walls comprising an inset one and a half bowl stainless steel sink with mixer tap and fitted base unit, additional base units and drawers with contrasting working surfaces over, built in oven, four ring hob, stainless steel chimney style extractor hood, space for a tall fridge freezer, plumbing and space for an automatic washing machine, integrated dishwasher and fitted wall cabinets with concealed lighting. Inset ceiling spotlights, UPVC double glazed window to the rear, UPVC double glazed rear exit door and wood effect flooring.

LANDING

With loft hatch, doors off to both bedrooms and bathroom.

BEDROOM ONE

9'10 x 14'8

With central heating radiator, two UPVC double glazed windows to the front and built in over stairs wardrobe.

BEDROOM TWO

8'9 x 11'4

With central heating radiator and UPVC double glazed window to the rear.

BATHROOM

7'2 x 5'7

Having been refitted with a modern white suite comprising: panelled bath with mixer tap, built in shower fitment with hand held and rain head showers, wash hand basin and a low flush WC sett in a vanity unit with working surfaces, mixer tap and double storage cupboard. Heated towel rail, obscure UPVC double glazed window to the rear, inset ceiling spotlights, tiled floor and PVC marble effect walls.

OUTSIDE

To the front of the property is a loose stone foregarden and path leading to the front door. There is rear vehicular access to the rear of the property where there is a large timber / store / garaging, paved patio, lawn and loose barked area.



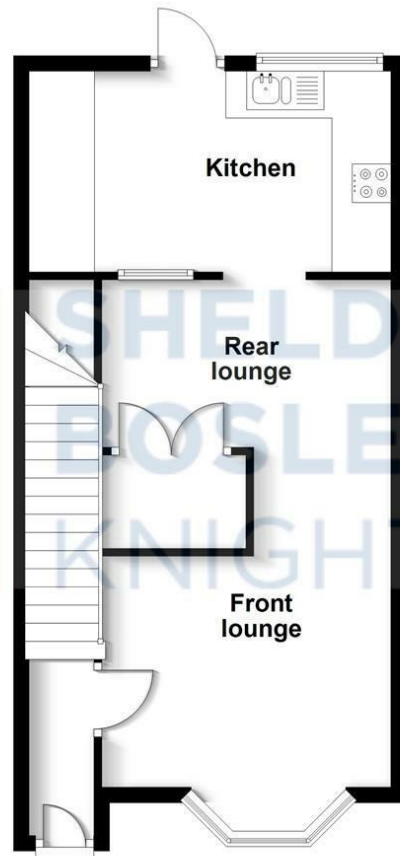




Floorplan

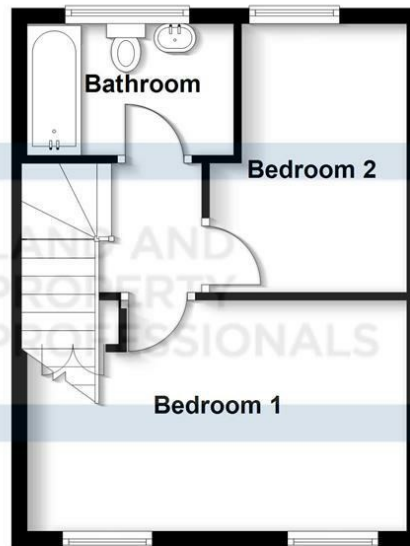
Ground Floor

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



First Floor

Approx. 31.6 sq. metres (340.6 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.



EPC Rating - C

Tenure - Freehold

Council Tax Band - B

Local Authority
COVENTRY COUNCIL

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



SALES

LETTINGS

PLANNING &
ARCHITECTURE

COMMERCIAL

STRATEGIC
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DISCLAIMER

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