



86 Beacon Road Holbrooks, Coventry, CV6 4DQ

**** NEW PRICE **** An extended, larger than average semi-detached property situated within this side road, well served by a good range of amenities. Offered with vacant possession and in need of some attention, including redecorating, the property offers an ideal first purchase or investment opportunity, with both gas heating and double glazing together with a direct driveway and a long, sunny rear garden. Briefly comprising of an enclosed porch, entrance hall, spacious through lounge/diner, family room, wet room and kitchen. There are three first floor bedrooms and a bathroom. INTERESTED? THEN PLEASE CALL TODAY TO BOOK YOUR VIEWING.

SETTING

Holbrooks is situated some 3 miles (5 km) north-west to the city centre. The area is especially well served by a number of excellent amenities with many shops, various schools and regular bus services all close by. The position is ideal for access to junction 3 of the M6 motorway together with the CBS Arena and shopping park alongside.

£215,000

86 Beacon Road

Holbrooks, Coventry, CV6 4DQ



- SPACIOUS SEMI-DETACHED HOUSE
- GAS HEATING, DOUBLE GLAZING
- THREE GENEROUS BEDROOMS
- NEEDS SOME ATTENTION
- OFF-ROAD PARKING
- REQUIRES FULL REDECORATION
- IMMEDIATE VACANT POSSESSION
- LONG REAR GARDEN

ON THE GROUND FLOOR

Porch

6'0" x 3'3" (1.84m x 1m)

Entrance Hall

14'4" x 6'0" (4.39m x 1.84m)

Through Lounge Diner

27'4" plus bay x 11'6" (8.34m plus bay x 3.51m)

Family Room

11'10" x 7'10" (3.63m x 2.41m)

Wet Room

7'5" x 4'11" (2.27m x 1.52m)

Kitchen

12'11" x 7'0" (3.95m x 2.14m)

ON THE FIRST FLOOR

Bedroom No.1

10'6" x 10'5" (3.22m x 3.19m)

Bedroom No.2

12'6" x 10'2" (3.82m x 3.11m)

Bedroom No.3

8'10" x 7'4" (2.70m x 2.25m)

Bathroom

5'7" x 5'3" (1.72m x 1.61m)



[Directions](#)



yourdreampad
Quality. This time, next time, every time.

Floor Plan



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