



**Romford Road, Holbrooks  
Coventry CV6 4FS  
Open To Offers £235,000**

\*\*\* NO UPWARD CHAIN \*\*\* Pointons Estate Agents are pleased to welcome to market this three bedroom semi detached residence on Romford Road, Holbrooks, Coventry. Close to local shops, schools and further amenities, benefiting from gas central heating and double glazing throughout. In brief the property comprises of an entrance hall, living room through to dining room and kitchen. To the first floor are three bedrooms and a shower room. Outside to front is a lawned garden and to rear also a mostly lawned garden with decked section. There is also a functional outside WC and two store rooms both offering power and lighting. This property would make an excellent purchase and viewings are strictly via the agent. EPC D



**Entrance Hall**

Entrance via front door, stairs off to the first floor, doors off to various rooms and laminate flooring.

**Living Room**

14'1" x 11'10" (4.30m x 3.60m)

Double glazed bay window to front, laminate flooring, radiator, fireplace with wooden surround and coving to ceiling.

**Dining Room**

9'10" x 9'10" (3.00m x 3.00m)

With double glazed french doors to rear garden, laminate flooring, radiator and coving to ceiling.

**Kitchen**

9'10" x 7'10" (3.00m x 2.40m)

Fitted with a matching range of base and eye level units with worktop space over, composite sink unit with single drainer and taps over, space for cooker with extractor hood over, tiled splashbacks and flooring, double glazed windows to side and rear and door leading to rear garden.

**WC**

Fitted with a low level WC, vinyl flooring and window to side.

**Store**

With double glazed window to rear, power points and plumbing for washing machine.

**Landing**

With doors off to various rooms, carpeted and double glazed window to side.

**Bedroom**

13'9" x 12'2" (4.20m x 3.70m)

Double glazed bay window to front, carpeted, radiator and storage cupboard.

**Bedroom**

10'2" x 12'2" (3.10m x 3.70m)

Double glazed window to rear, carpeted, radiator and storage cupboard.

**Bedroom**

10'2" x 6'11" (3.10m x 2.10m)

Double glazed window to front, carpeted, radiator and storage cupboard.

**Shower Room**

7'7" x 5'7" (2.30m x 1.70m)

Fitted with a shower cubicle and sliding screen, low level WC, hand wash basin with mixer tap and built in storage beneath, tiled splashbacks and flooring, obscure double glazed window to rear.

**Store Room**

13'5" x 15'5" (4.10m x 4.70m)

Entrance via double glazed door with double glazed window, power points and lighting.

**Outside**

To the front of the property there is a lawned garden with pathway up to property, side gated access leading to rear offering a mostly lawned garden with decked area.

**Tenure**

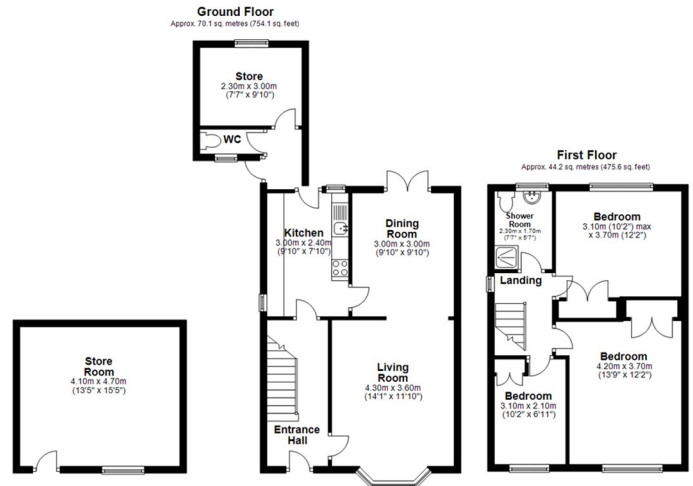
Freehold

**Council Tax**

Council Tax Band B

**Disclaimer**

Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



Total area: approx. 114.2 sq. metres (1229.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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