



**Parkgate Road, Holbrooks
Coventry CV6 4GD
Asking Price £225,000**

Pointons are proud to offer this superb, three bedroom end of terrace property in the popular location of Holbrooks. Close to local amenities and network links. This property offers a great location for first time buyers or investors.

In brief, the property comprises of: an entrance hallway, spacious lounge/diner, patio doors which lead to the garden, a fitted kitchen.

To the first floor, you will find two double bedrooms and a further single bedroom. The Family bathroom which is newly fitted with a free standing bath and white suite.

A full enclosed lawned garden with access to a garage and a generous driveway to the front. Highly recommend viewing the property to see all of its benefits. Viewings strictly via agent



Entrance Hall

Double glazed entrance door, stairs to first floor, door to:

Lounge/Dining Room

6'7" x 10'4" (2.00m x 3.16m)

Double glazed bay window to front, fireplace, Boiler cupboard, two double radiators, double glazed french doors to rear, opening to:

Kitchen

12'1" x 5'0" (3.68m x 1.52m)

Fitted with a matching range of base and eye level units with worktop space over, 1 bowl sink with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, built-in gas oven, built-in four ring gas hob with extractor hood over.

Bedroom 1

11'11" x 9'4" (3.63m x 2.84m)

Window to front, chimney breast, double radiator.

Bedroom 2

11'11" x 9'4" (3.62m x 2.84m)

Window to rear, double radiator.

Bedroom 3

8'0" x 6'1" (2.43m x 1.86m)

Window to front, radiator.

Family Bathroom

5'5" x 6'1" (1.66m x 1.86m)

Sliding door, Fitted with three piece suite comprising of a standing bath with shower and overhead waterfall feature, mixer tap taps and glass screen, a pedestal wash basin, high level flush w/c, window to rear, cast iron radiator.

External

To the front: A enclosed 15 meter block paved driveway with lawn area.

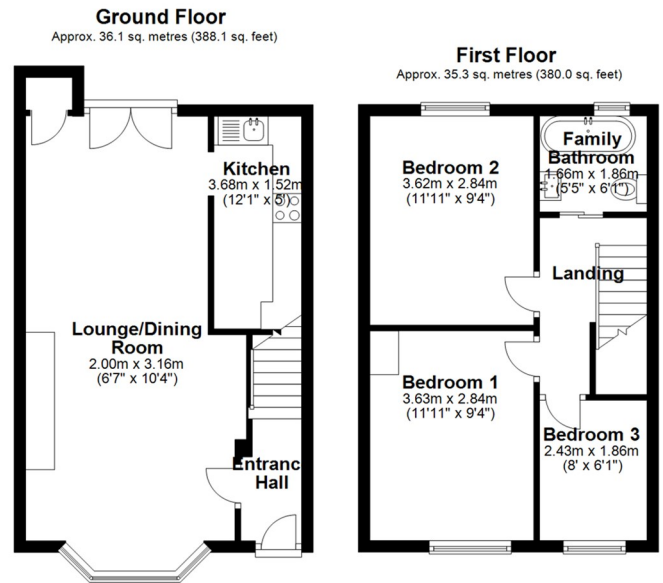
To the rear: A patio with a garden path leading up to 20m garden to a garage, an additional 15ft behind the garage. Outside WC and side access.

Disclaimer

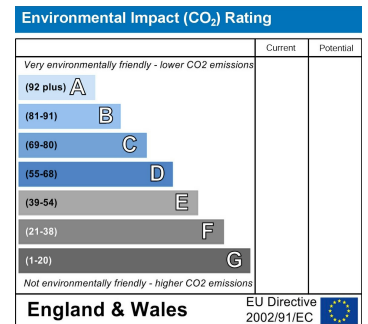
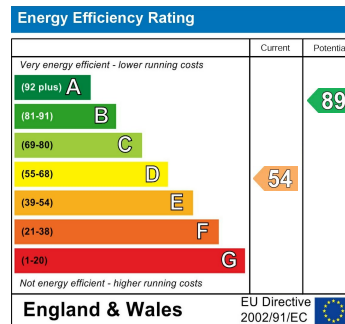
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.

Tenure

FREEHOLD / EPC - E / COUNCIL TAX- B



Total area: approx. 71.4 sq. metres (768.1 sq. feet)



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