



**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.

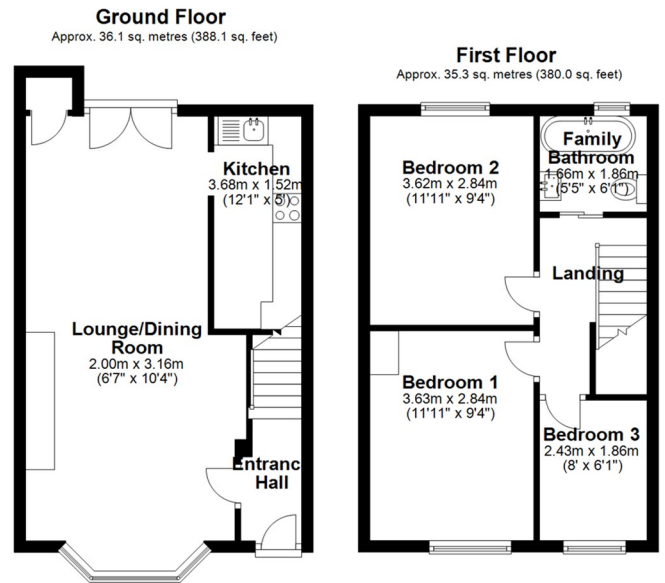
To the rear: A patio with a garden path leading up to 20m garden to a garage, an additional 15ft behind the garage. Outside WC and side access.

**Disclaimer**

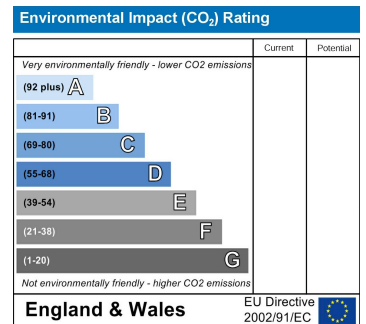
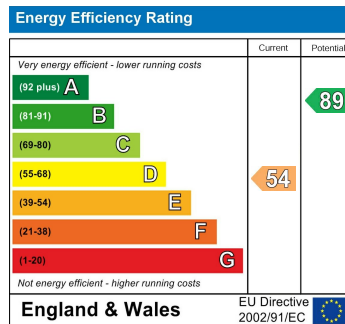
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.

**Tenure**

FREEHOLD / EPC - E / COUNCIL TAX- B



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



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