



## Romford Road

, Holbrooks, CV6 4FS

**£1,050 PCM**



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 home and viewings are strictly via the agent. EPC D





### 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.

### 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.

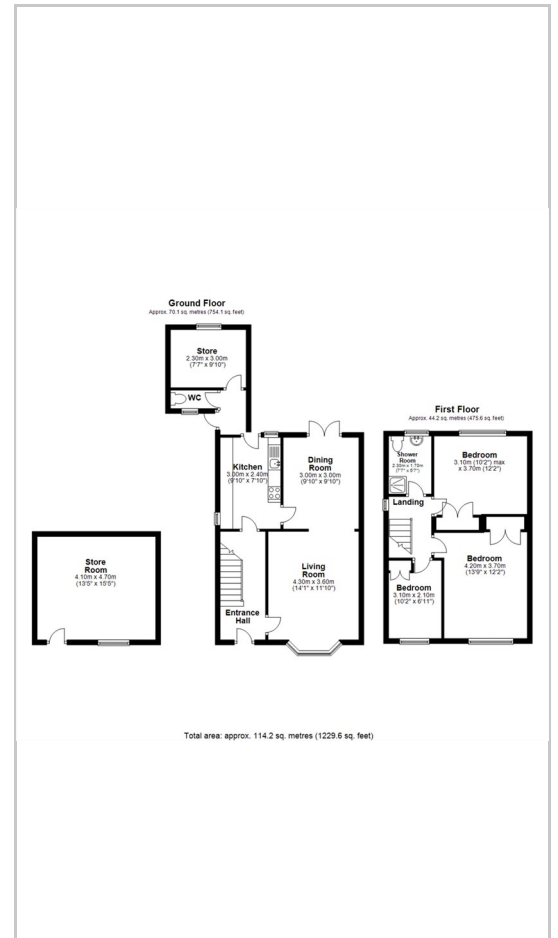
### Store Room 13'5" x 15'5" (4.10m x 4.70m)

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

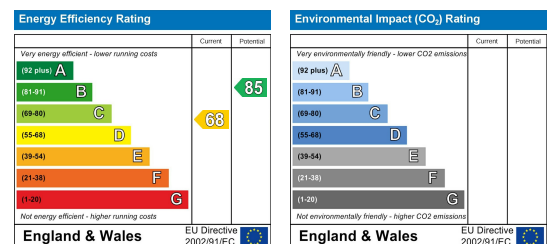
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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