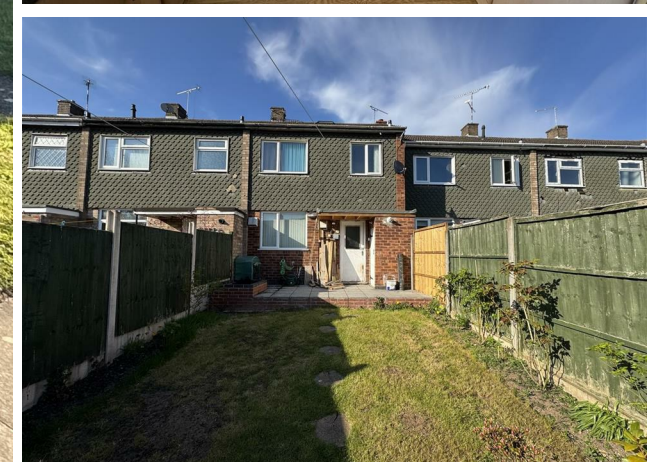




Roland Avenue Holbrooks Coventry CV6 4HQ
£170,000

Benburys
SALES AND LETTINGS

Benburys are excited to present this two bedroom family home located in the popular Holbrooks area of Coventry. Offering an abundance of local amenities and within catchment of President Kennedy School. This property would make an ideal property for a first time buyer.

Front Aspect

Set back from the main road, path leading to front entrance door, lawned area and shrubbery borders.

Entrance Hallway

6'11" x 4'9" (2.12 x 1.45)

Wooden front entrance door, laminate flooring, built in storage cupboard housing the utility meters. Door leading into the lounge.

Lounge

14'9" x 15'10" (4.52 x 4.84)

This lovely bright room is a great place for the family to relax and spend time together. Carpets to flooring gas fire with surround, central heated radiator, double glazed window to front aspect, door leading into the kitchen diner and open plan stairs leading to the first floor.

Kitchen

8'11" x 15'10" (2.72 x 4.84)

Fitted with range of matching wood wall and base units including cupboards, drawers and chrome handles, built in gas hob and electric oven with cooker hood, inset one and a half bowl stainless steel sink unit with mixer taps, ample roll top work surfaces with complimenting tiled splash back areas, with additional space for upright fridge freezer along with plumbing for washing machine, finished with lino flooring. Central heating radiator and double glazed window and door to rear aspect.

Bathroom

5'5" x 6'10" (1.671 x 2.095)

Fitted with suite which features a panel bath with electric shower over and shower curtain, low level W.C and pedestal wash basin. This fully tiled bathroom benefits from a central heating radiator, lino flooring and a double glazed opaque window to rear aspect.

Bedroom One

10'2" x 15'10" (3.12 x 4.84)

This good size double room enjoys built in wardrobes and has ample space for other furniture with double central heating radiator, carpet to flooring and two double glazed window overlooking the front aspect of the property.

DISCLAIMER

The details for this property advert are believed to be accurate but not all items shown in the photographs may be included and interested parties must not rely upon this advert or any other statement as being a representation of fact and must satisfy themselves by inspection or otherwise to the correctness of each of them. Benburys, or any of its employees, has authority to make or give any representation or warranty whatsoever in relation to the property. All verbal statements made in the course of negotiations are made on the same understanding. This advert does not form part of any contract not does it constitute property particulars.

Bedroom Two

13'6" x 15'10" (4.12 x 4.84)

Another good size room featuring built in wardrobes with single central heating radiator, carpet to flooring and double glazed window overlooking the rear aspect of the property.

Rear Aspect

Paved patio area, laid to lawns with fences to both side and gate at the rear leading to the shared entry. Wooden shed.

Viewings

We would be delighted to show you around this property.

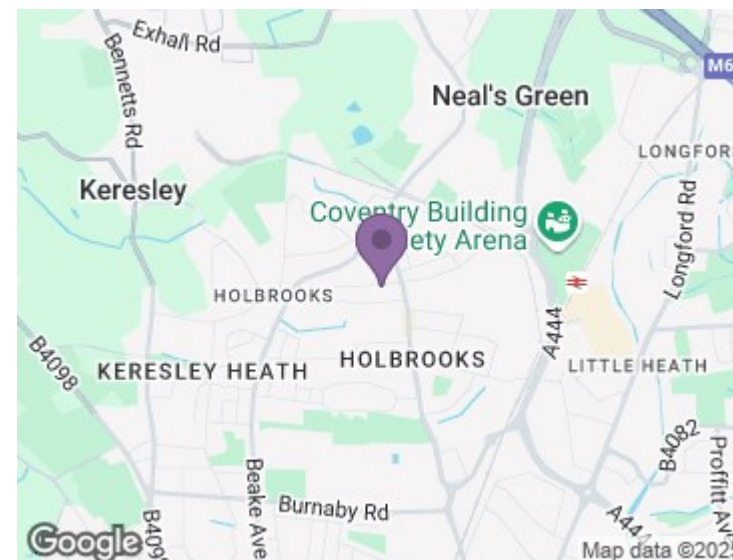
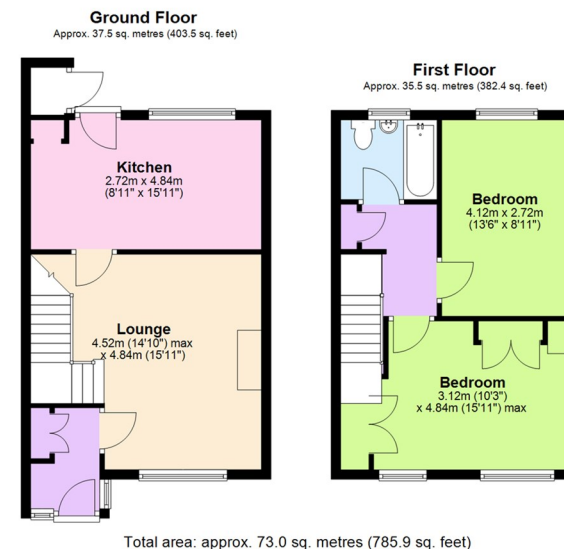
If you would like more information or to arrange a viewing please contact our friendly and helpful team on 02476 661553

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Agents Notes

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Anti money laundering checks now have to be completed on both the buyer and the vendor.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Benburys has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Benburys has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(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

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