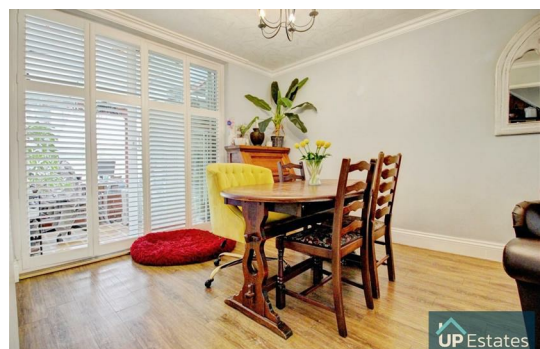




3 Bedroom House - Terraced
located on Rotherham Road,
Coventry
£240,000

UP Estates

Located on Rotherham Road in Holbrooks, this well-proportioned three-bedroom mid-terrace sits in a residential area with convenient local facilities and excellent transport links. Holbrooks benefits from nearby green spaces and good local primary schools such as Holbrook Primary, and Coventry Arena / Arena Park retail & transport links are within easy reach. Whilst also being within the President Kennedy School catchment area.

The property features a welcoming hallway leading to a large through lounge/dining room, a kitchen with integrated gas hob, oven, sink, microwave and space for further appliances. Followed by a versatile conservatory to the rear — currently utilised as home office space. Solar panels contribute towards electricity costs, helping the home owner to save money and improve sustainability.

Upstairs there are two large double bedrooms and a well proportioned single bedroom, plus a family bathroom. High ceilings enhance the sense of space throughout. Externally the garden is south/east facing, low-maintenance and paved, with access to the external garage; the front garden has scope to be converted into a driveway (subject to permissions). Local shopping, schools and bus routes are all nearby, with easy access to the A444 and M6 - Call now to view!

IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting

£240,000

- THREE WELL-PROPORTIONED BEDROOMS
- POPULAR LOCATION SURROUNDED BY AMENITIES
- LARGE THROUGH LOUNGE/DINING ROOM
- EXTENDED CONSERVATORY
- FAMILY BATHROOM
- LOW-MAINTENANCE PAVED REAR GARDEN
- EXTERNAL GARAGE & FRONT GARDEN
- SOLAR PANELS PROVIDING CHEAPER ELECTRICITY



3



1



2





vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Rotherham Road, Coventry





Total Area: 90.6 m² ... 975 ft² (excluding garage)

All measurements are approximate and for display purposes only

CONTACT

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