Pointons
independent estate agents

Rotherham Road, Holbrooks
Coventry CV6 4FR
Offers Over £205,000

Freehold - Coventry City Council Band: B - EPC: D

Pointons are pleased to present this three-bedroom mid-terrace property, ideally located in Holbrooks, offering spacious accommodation and excellent potential for families, first-time buyers, or investors.

The ground floor comprises of; lounge with a large front-facing window, a second rear reception room, a fitted kitchen with a range of storage units and worktop space. To the rear, a conservatory provides additional living space with direct access to the garden, and finally a convenient ground floor WC.

To the first floor, the property offers three well-proportioned bedrooms, including two generous doubles and a single room suitable as a child's bedroom or home office. A new family bathroom fitted with a three-piece suite with a shower above the bath.

Externally, the property benefits from a low-maintenance rear garden, mainly laid to gravel with patio areas, and a small lawn. A garage at the rear of the property with vehicle access. Off street parking to the front.

EPC - D / Council Tax - B

Entrance Hallway
Stairs to first floor, door to:

Reception Room
10'5" x 9'8" (3.17m x 2.94m)
Bay window and radiator to front.

Reception Room
11'6" x 8'11" (3.51m x 2.73m)
Window and radiator to rear.

Kitchen
18'10" x 6'0" (5.74m x 1.83m)
Fitted with matching base and eye level units with worktop over, stainless steel sink with mixer tap and drainer. integrated gas hob and oven with built in extractor fan above.

Conservatory
10'7" v 12'1" (3.25 v 3.69)
Window to rear, double door to garden.

Bedroom 1
10'4" x 10'5" (3.15m x 3.18m)
Window and radiator to front.

Bedroom 2
10'9" x 9'11" (3.28m x 3.02m)
Window and radiator to rear.

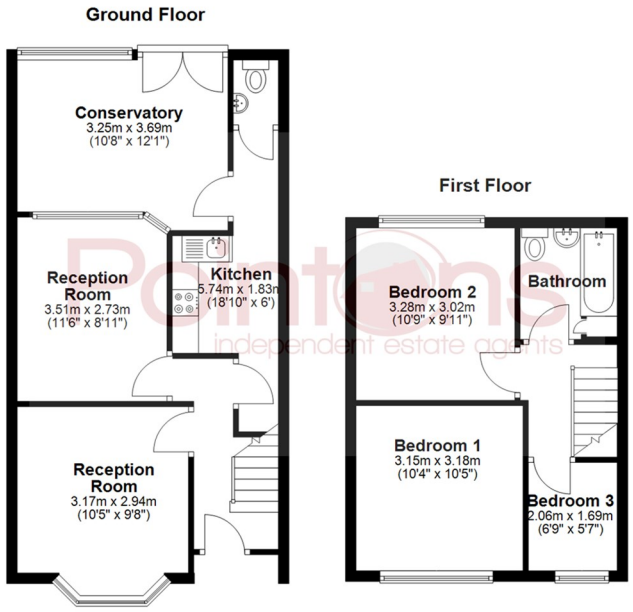
Bedroom 3
6'9" x 5'7" (2.06m x 1.69m)
Window and radiator to front.

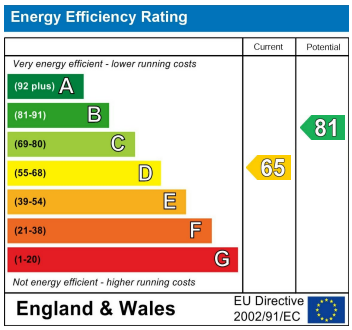
Bathroom
6'11" x 6'1" (2.12m x 1.85m)
New fitted three piece suite, comprising of a deep panelled bath, w/c, pedestal hand wash basin, shower with shower screen above bath.

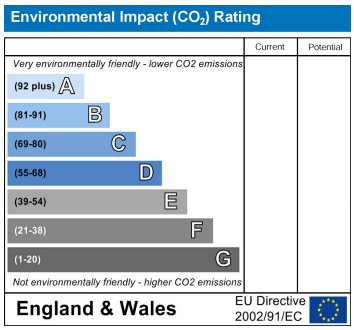
Investors
Investment Opportunity – The property has been occupied by the current tenant for approximately 12 years and is currently producing £1,000 pcm (£12,000 per annum) on a periodic tenancy. Based on the asking price of £220,000, this represents a gross rental yield of 5.85%, making it an attractive proposition for buy-to-let investors seeking an established long-term tenancy.

Good to Know
Tenure: Freehold
Age: 1950's - 1960's
Garage to rear
Heating: Gas central heating
Garden: North Facing
Total SqFt: 873.9
Loft: Insulated
Energy efficiency rating: D
Council tax band: B
President Kennedy School catchment area. - https://www.pks.coventry.sch.uk/attachments/download.asp?file=1575&type=pdf

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.







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