



**Rotherham Road, Holbrooks  
Coventry CV6 4FR  
Asking Price £220,000**

**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 5.45%, 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

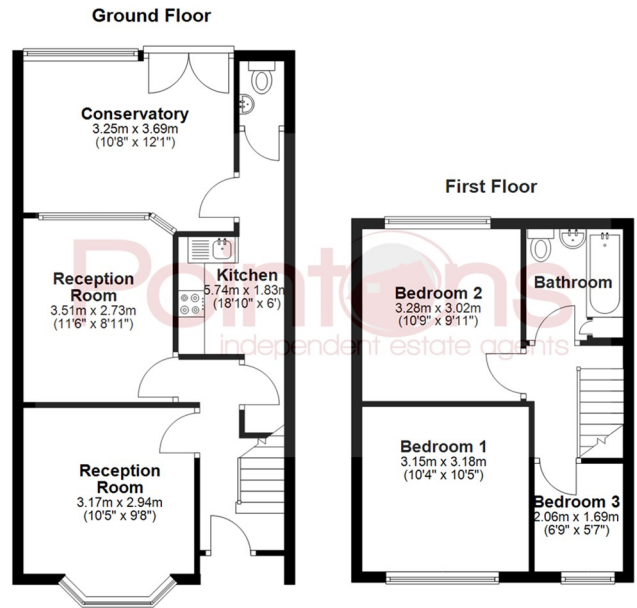
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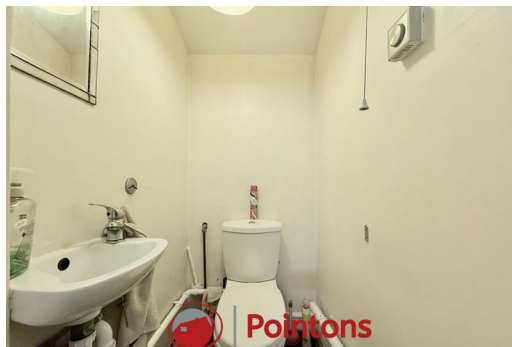
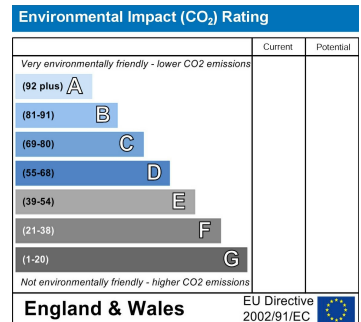
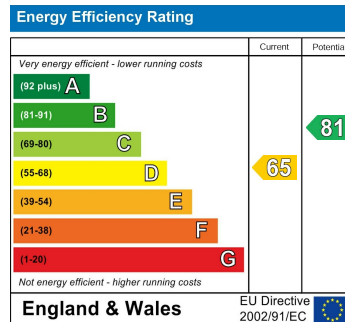
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### Disclaimer

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.



All floor plans are for a guide of the layout and not to scale  
Plan produced using PlanUp.



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