



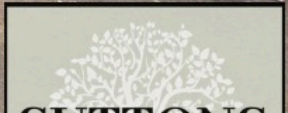
3

Bedrooms



1

Bathroom



Offers over £170,000
Masser Road, Holbrooks, Coventry, CV6 4JY



***Was £190K, now £170K*NO ONWARD CHAIN | NEW WINDOWS | NEW COMBI BOILER**

Suttons Estate Agents are pleased to offer for sale this well-proportioned three-bedroom mid-terraced family home, situated in the popular residential area of Holbrooks, Coventry, CV6.

The property is conveniently positioned for a wide range of local amenities and major employment hubs, including Prologis Park, Bayton Road Industrial Estate and the Coventry Building Society Arena, as well as Tesco and Morrisons supermarkets. There is also excellent access to the A444 and M6 motorway network, making the location ideal for commuters. Nearby schooling includes Parkgate Primary School and President Kennedy School.

The accommodation briefly comprises an entrance hallway, lounge, fitted kitchen with space for appliances, useful understairs storage cupboard and an additional utility/storage cupboard.

To the first floor is a tiled family bathroom with storage cupboard and an electric shower over the bath, together with three bedrooms, all benefiting from built-in storage.

Externally, the property has a low-maintenance paved frontage. There is currently no dropped kerb; however, subject to the necessary permissions and approvals, the frontage may offer potential to create off-road parking.

To the rear is a generously sized mature garden, mainly laid to lawn with a patio seating area, established planting and a further paved section towards the bottom of the garden with a useful storage shed.

Further benefits include replacement double-glazed windows installed in 2021, a new combination boiler installed in 2025, ample storage throughout and, importantly, the property is offered for sale with NO ONWARD CHAIN.

Offering excellent potential as either a family home or investment opportunity, early viewing is highly recommended.

Please take a look at our interactive 360° virtual tour before contacting Suttons Estate Agents to arrange your viewing.

Good to know:

EPC – D

Internal area – 705 Sq ft.

Council Tax Band – B.

Boiler – Brand: Worcester. Located in the kitchen. Installed 2025.

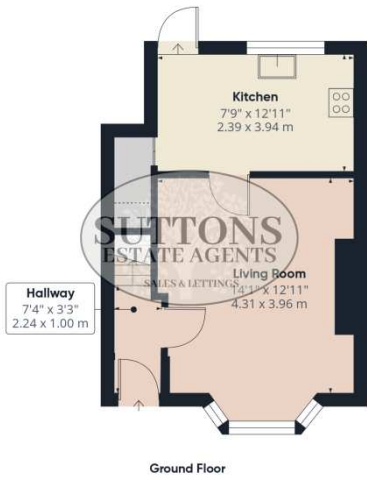
Windows installed 2021.

Loft – part boarded and with pull down ladder.

Rear garden – East facing.

If rented, we expect £1,100pcm - £1,200pcm, giving a net yield of 6.6 / 7.2%

No onwards chain.



Approximate total area⁽¹⁾
705 ft²
65.6 m²

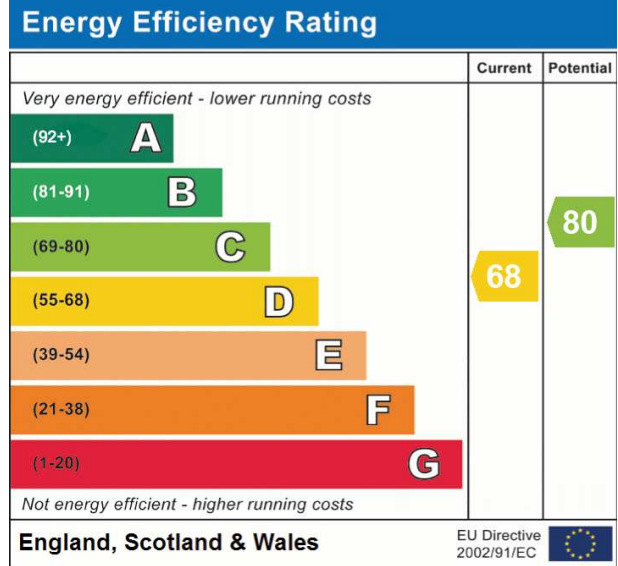
Reduced headroom
5 ft²
0.4 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Address: Masser Road, Holbrooks, Coventry, CV6 4JY

