



Connells

Holborn Avenue
Coventry



Property Description

Located in the popular residential area of Holbrooks, this well-presented three-bedroom end of terrace home offers spacious and versatile accommodation, making it an ideal purchase for families and first-time buyers alike.

The ground floor comprises an inviting lounge with bay window, providing plenty of natural light, a separate dining room ideal for entertaining, and an extended fitted kitchen offering an excellent range of storage and workspace. A ground floor shower room adds further practicality and convenience. To the first floor are three well-proportioned bedrooms, all benefiting from built-in wardrobes, together with a fitted family bathroom.

Externally, the property enjoys a rear garden, providing space for outdoor relaxation and recreation, while a garage offers additional storage or secure parking.

Conveniently situated close to local amenities, schools and transport links, this attractive home presents an excellent opportunity for a wide range of buyers.

Approach

Double glazed front door to;

Porch

Double glazed internal door to;

Entrance Hall

Stairs to first floor, radiator and through to;

Lounge

Double glazed bay window to the front elevation, radiator and feature fireplace with gas fire.

Dining Room

Radiator and door to kitchen.

Extended Fitted Kitchen

wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces and tiled splashbacks over. Integrated electric oven and gas hob with cookerhood over, plumbing for automatic washing machine, space for domestic appliance, radiator, double glazed window to the rear elevation and door leading to the rear garden.

Fitted Shower Room

Tiled, comprising shower cubicle, wash hand basin set into vanity unit, toilet, radiator and extractor fan.

First Floor Landing

Double glazed window to the side elevation, laminate flooring and radiator.

Bedroom One

Double glazed window to the front elevation, built-in wardrobes, laminate flooring and radiator.

Bedroom Two

Double glazed window to the rear elevation, built-in wardrobe, laminate flooring and radiator.

Bedroom Three

Double glazed window to the front elevation, built-in wardrobe, laminate flooring and radiator.

Fitted Bathroom

Tiled, comprising bath with shower over, wash hand basin, toilet, heated towel rail, extractor fan and double glazed window to the rear elevation.

Outside

Rear Garden

Patio area beyond being laid to lawn with borders.

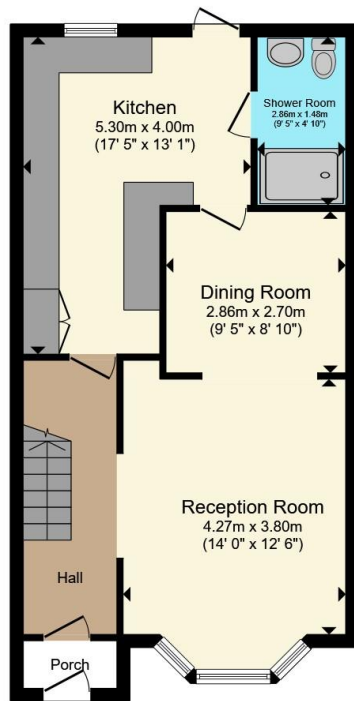
Garage

Up & over door, power and light.

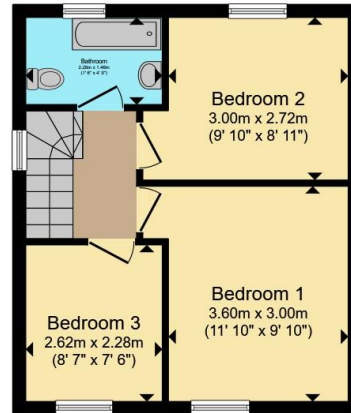
Agents Note

"Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

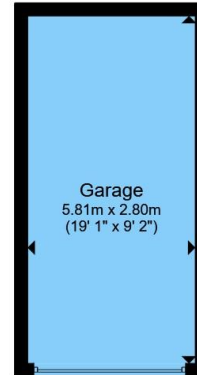




Ground Floor



First Floor



Garage

Total floor area 105.6 m² (1,137 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



To view this property please contact Connells on

T 02476 553 093
E coventry@connells.co.uk

38 New Union Street
COVENTRY CV1 2HN

EPC Rating: D Council Tax
Band: B

view this property online connells.co.uk/Property/COV323268

Tenure: Freehold



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. 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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: COV323268 - 0003