

**Offers over £160,000**

**TENURE : FREEHOLD**

**Sharp Close, Holbrooks CV6 4EX**

**Bedrooms : 3**

**Bathrooms : 1**

**Reception Rooms : 2**

**Suttons Estate Agents**  
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## SPACIOUS 3-BED END TERRACE – GREAT FAMILY HOME OR INVESTMENT IN HOLBROOKS CV6

Situated on the popular Everton Estate in the well-connected Holbrooks area, this three-bedroom end-terraced home offers bright and versatile accommodation with excellent potential. Featuring a spacious open-plan living and dining area, a lean-to conservatory with WC and a generous rear garden, the property provides an ideal opportunity for families or investors looking to add their own touch in a desirable CV6 location.

### Key Features

- Three-bedroom end-terraced property in a popular Holbrooks location (Everton Estate)
- Spacious open-plan living room leading into a secondary reception/dining area
- Lean-to conservatory with WC, storage cupboard and garden access
- Two double bedrooms and one single bedroom with built-in storage
- Generous rear garden with paved area, lawn, and garden shed for additional storage
- EPC: C | Council Tax: Band A | Approx rental income of £1,200 PCM once modernised

### Description

This spacious end-terraced home in Holbrooks offers bright, practical living space with excellent potential for a buyer to put their own stamp on the property.

The ground floor features a generously sized open-plan living room which flows into a second reception area, ideal for use as a dining space or additional sitting room, creating a light and sociable layout for everyday living.

The galley kitchen offers ample cupboard storage and worktop space. To the rear, a lean-to conservatory provides additional versatile space, benefiting from windows along the back for plenty of natural light. This area also includes a WC, a storage cupboard, and a door leading directly to the garden.

Upstairs, there are three bedrooms, including two doubles and one single. Bedrooms two and three both feature built-in storage cupboards. The family bathroom is tiled throughout and fitted with a bath, overhead electric shower, sink, and toilet.

Externally, the rear garden starts with a paved area leading down to a lawned section, offering a generous outdoor space. A garden shed on the paved section provides useful additional storage.

The property would benefit from minor cosmetic improvements, offering a great opportunity for buyers to personalise the home while adding value.

### Location Highlights

Nestled in the heart of Holbrooks, this home enjoys a prime position close to Coventry City Centre, offering both convenience and connectivity. Commuters benefit from quick access to major roads and public transport, while day-to-day living is made easy with a variety of local shops, cafés, schools and green spaces all within easy reach.

## Why Buy Here?

This property represents an excellent opportunity for both homeowners and investors. With spacious accommodation, a generous garden and strong rental potential of around £1,200 per month. Positioned within the sought-after Holbrooks area and the Everton Estate, it is perfectly suited for family living or as a long-term rental investment.

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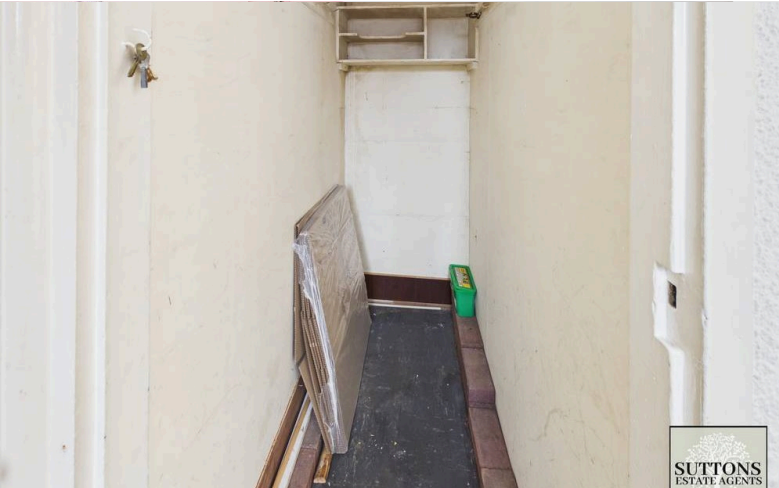
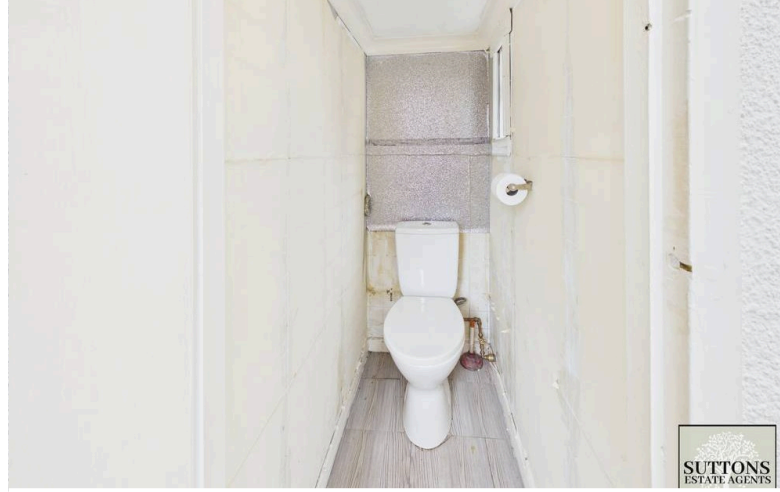
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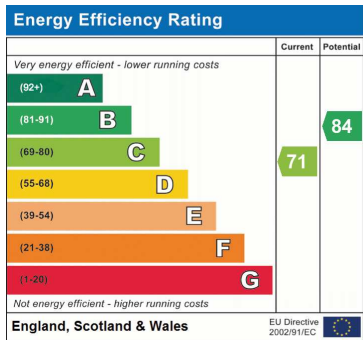
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