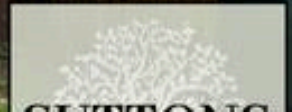


Offers over £170,000
Sharp Close, Holbrooks CV6 4EX



 **3**
Bedrooms

 **1**
Bathroom





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.

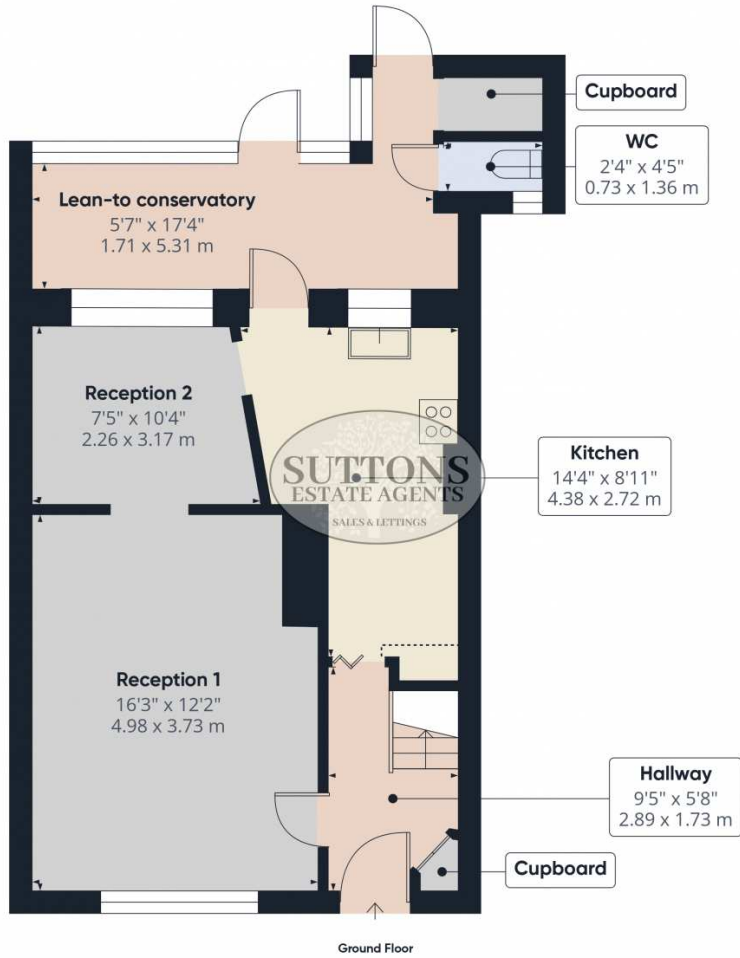
The property would benefit from minor cosmetic improvements, offering a great opportunity for buyers to personalise the home while adding value.

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.



Approximate total area⁽¹⁾
551 ft²
51.2 m²

Reduced headroom
5 ft²
0.5 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.

GIRAFFE 360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: 12 Sharp Close, CV6

