EVANS
ESTATES



Rotherham Road

, Coventry, CV6 4FF

Offers over £275,000

* Impressive 4/5 bedroom semi-detached family home situated on a corner plot * Located on Rotherham Road in the sought-after Holbrooks area of Coventry. This spacious property boasts five bedrooms, although currently arranged as four, offering the potential to revert to its original layout by reinstating a partition wall, should you desire more sleeping quarters.

Upon entering, you are welcomed by a generous entrance hall that leads to three well-proportioned reception rooms, including a comfortable lounge and a separate dining room, perfect for family gatherings or entertaining guests. The kitchen diner is a practical space for everyday meals, and a convenient ground-floor cloakroom adds to the functionality of the home.

The first floor features four bedrooms, and a family bathroom, providing ample space for family living. The property benefits from double glazing throughout, ensuring warmth and comfort during the colder months. There is no central heating, there are two gas fires.

Externally, the home offers off-road parking at the front, a valuable asset in this bustling area. The gardens extend to both the side and rear, providing a delightful outdoor space for children to play or for hosting summer barbecues.

- Four/Five Bedrooms
- Two Reception Rooms
- Corner Plot

Viewing

Please contact our Evans Estates Office on 02476333363 if you wish to arrange a viewing appointment for this property or require further information.

5 2 3 F

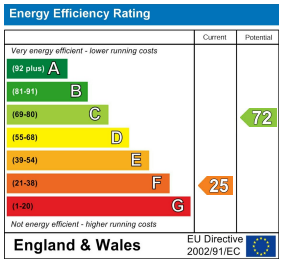
Floor Plan



Area Map



Energy Efficiency Graph











These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

47 Headington Avenue, Coventry, West Midlands, CV6 2GX
Tel: 02476333363 Email: info@evans-estates.co.uk https://www.evans-estates.co.uk