



HR ESTATE AGENTS

3 Bedrooms

House - Mid Terrace

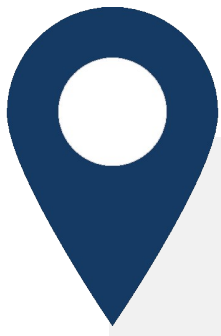
Offers Over

£230,000

Located in

Coventry





Rotherham Road

Coventry | CV6 4FL



This delightful three-bedroom home is situated in the sought-after area of Holbrooks, within easy walking distance of a range of local shops, schools and amenities. Beautifully presented throughout, the property offers spacious and well-proportioned accommodation, making it an ideal choice for families, first-time buyers and investors alike.

A particular highlight of the home is the modern open-plan kitchen/diner, providing a fantastic space for everyday living and entertaining. The property also benefits from a contemporary family bathroom, gas combination boiler, double-glazed windows and a generous south-facing rear garden.

The area is well connected, with excellent road links and public transport. The CBS Arena and Arena Shopping Park are also easily accessible, approximately a 7-minute drive or 30-minute walk from the property.

The accommodation comprises an entrance hallway, lounge and open-plan kitchen/diner to the ground floor. On the first floor are three well-proportioned bedrooms and a modern family bathroom. Outside, the property benefits from both front and rear gardens.

Early viewing is highly recommended to fully appreciate the condition, space and location this fantastic home has to offer.

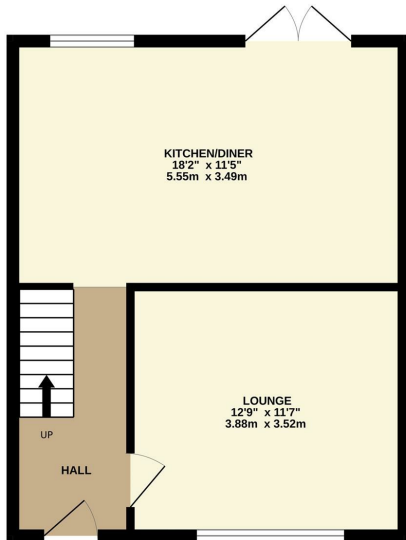
Rotherham Road

£230,000 Freehold

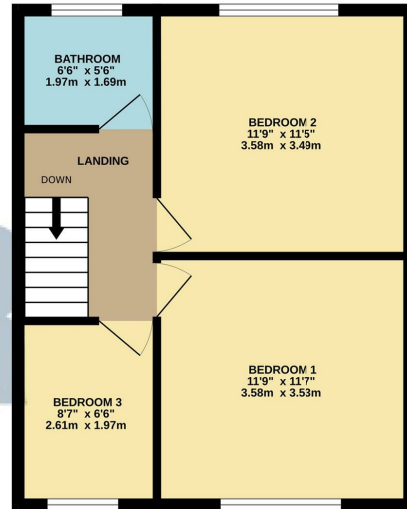


- Three Bedroom House
- Open-Plan kitchen/diner
- Spacious Garden
- No Chain
- Immaculate Condition
- Modern Bathroom
- Local Shops and Amenities

GROUND FLOOR
419 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA: 838 sq.ft. (77.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band A

Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Coventry
CV3 4FJ

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