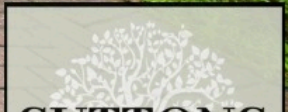




 **3**
Bedrooms

 **1**
Bathroom





£200,000

Lauderdale Avenue, Holbrooks CV6 4LJ

3-BED TERRACED HOME IN HOLBROOKS – IDEAL FIRST-TIME BUY OR INVESTMENT

Located in the popular Holbrooks area, this three-bedroom terraced property offers bright, spacious living, a practical layout and excellent potential for personalisation. Featuring a through lounge perfect for both a sofa and dining area, a well-sized kitchen, a low-maintenance garden with paved and grass sections and driveway parking for two cars, this home is ideal for first-time buyers or investors seeking a convenient CV6 location.

Key features

- Three-bedroom terraced home in the popular Holbrooks (CV6) area
- Bright through lounge with skylights and under-stairs storage
- Two double bedrooms with built-in wardrobes alongside one single bedroom
- Driveway providing off-road parking for two vehicles
- Convenient access to local amenities, schools & transport links
- No chain | EPC: C | Council Tax: Band A

Description

This well-presented terraced home in Holbrooks boasts light-filled living spaces throughout. The through lounge features skylights and under-stair storage, creating a welcoming and practical environment for both relaxing and entertaining. The kitchen is functional and easily accessible from the lounge, providing the perfect space for everyday living.

Upstairs, the property has two double bedrooms with built-in wardrobes and one single bedroom, ideal for a child's room, home office or dressing room. The family bathroom is fully tiled and fitted with a bath and electric shower, offering a low-maintenance space.

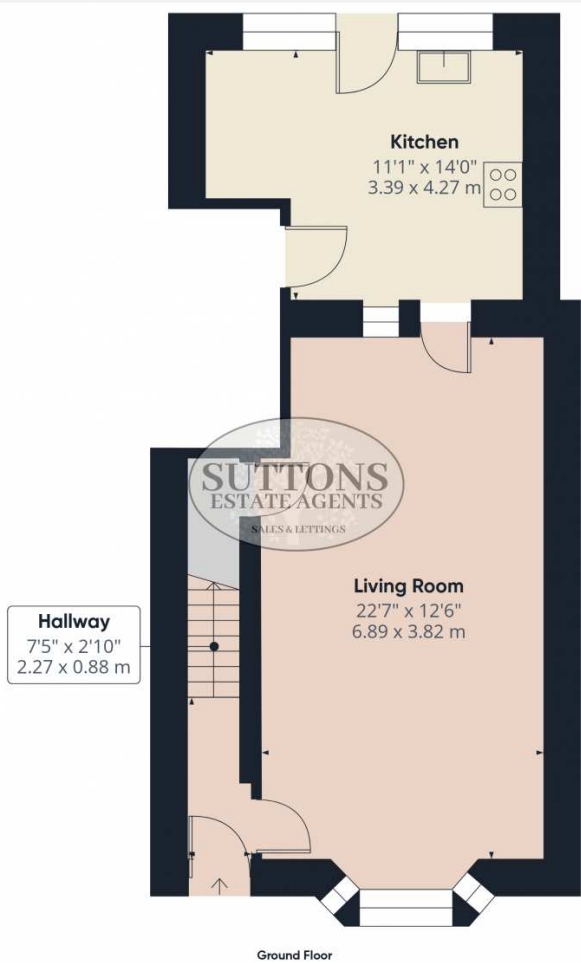
The rear garden offers a mix of paved and lawned areas, with a tree at the back providing additional privacy and security. It's an ideal outdoor space for relaxing, dining or gardening. The front driveway provides off-road parking for two vehicles.

Location Highlights

Situated in Holbrooks, this home benefits from excellent local amenities and strong transport links. The area is known for good schools alongside the Ricoh Arena being a short drive away. Nearby local shops, cafés and supermarkets provide everyday convenience, while the city centre is easily accessible. Commuting is straightforward with connections to major routes including the M6, M69 and A444.

Why Buy Here?

This terraced home is perfect for first-time buyers or investors, offering a bright, practical layout with excellent potential to personalise. With spacious living areas, light throughout, convenient parking and a low-maintenance garden, combined with proximity to schools, amenities and transport links, it represents a desirable and practical opportunity in Holbrooks.



SUTTONS
ESTATE AGENTS
SALES & LETTINGS

Approximate total area^m
472 ft²
43.9 m²

(1) Excluding balconies and terraces

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	69	
(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: Lauderdale Avenue, Holbrooks CV6 4LJ

