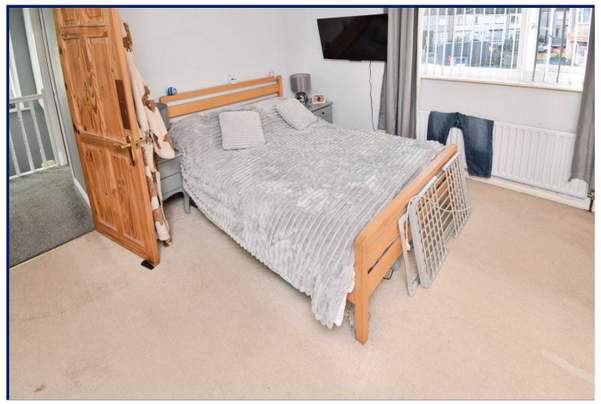
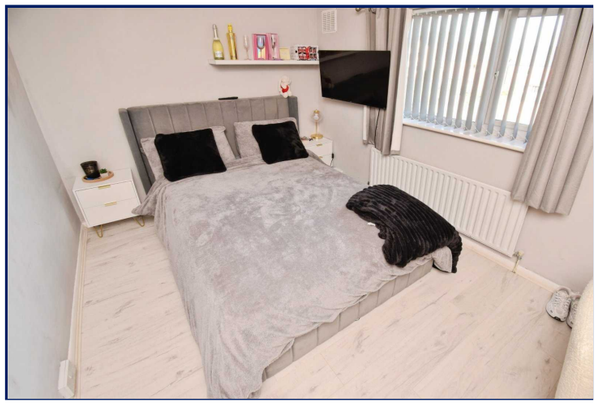
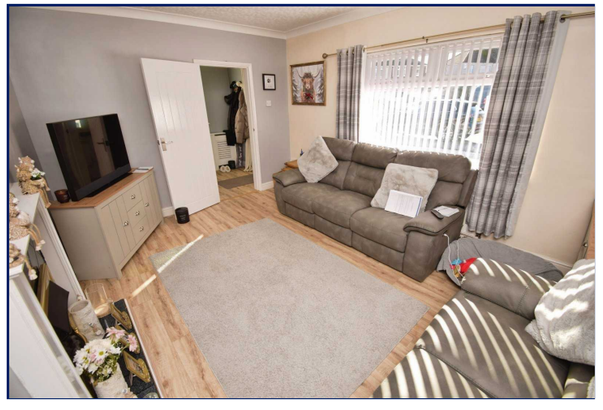


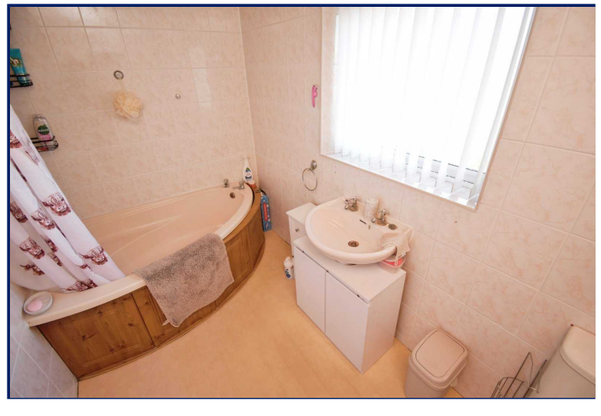


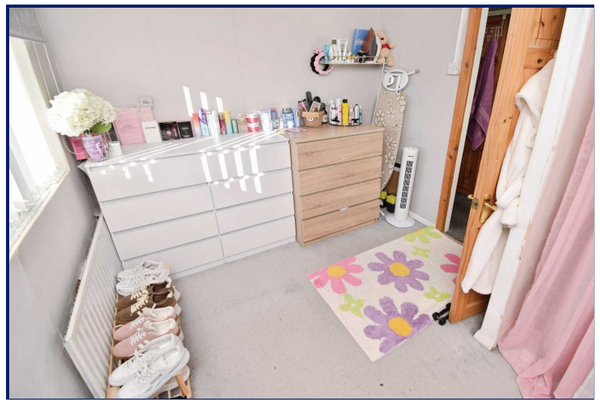












Meadow Road, Holbrooks,
Coventry, CV6

Asking Price: £270,000
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Meadow Road, Holbrooks, Coventry, CV6

Asking Price: £270,000 Freehold

Council Tax Band: B
EPC Rating: C

Reeds Rains Coventry are pleased to offer this delightful three bedroom semi detached home, The property is situated in a highly sought after residential location, ideally positioned within the President Kennedy and Parkgate School catchment areas, the property also benefits from excellent transport links and easy access to a range of local shops and amenities, making it an ideal purchase for first time buyers, families, or investors alike.
The accommodation comprises an entrance hall, a bright and welcoming living room, a fitted contemporary dining kitchen, three well proportioned bedrooms, and a family bathroom to the first floor. The property further benefits from gas central heating system and double glazing throughout.
Outside, there is a private rear garden, perfect for relaxing or entertaining, while a block paved driveway to the front provides off road parking.
Early viewing is highly recommended to fully appreciate the quality of accommodation on offer.
EPC Rating C | Council Tax Band B.

Entrance Hall
Stairs to first floor, window to side, doors leading to

Living Room
14'6" x 11'1" (4.42m x 3.38m)
Window to front.

Kitchen Dining Room
21'5" x 10' (6.53m x 3.05m)
Range of base and wall units, sink, drawers, working surfaces, gas hob, electric oven, space for fridge/freezer, dining area, storage cupboard, windows to rear, door leading to

Inner Lobby
Doors to front and rear, door leading to

Utility Room

Landing
Doors leading to

Bedroom
12'7" x 10'11" (3.84m x 3.33m)
Window to front.

Bedroom
11'4" x 8'6" (3.45m x 2.6m)
Window to rear.

Bedroom
9'2" x 8' (2.8m x 2.44m)
Window to front.

Bathroom
Bath with shower over, w.c., wash basin, window.

Rear Garden
Laid to lawn with patio area.

Front
Private driveway.

The Reeds Rains branch at 15/17 Warwick Row, Coventry, West Midlands CV1 1EX is operated by NSP Properties Limited which is independently owned and operated under a Licence from Reeds Rains Limited. NSP Properties Limited is registered in England within Company Number 06371373. Registered Office: 20 Market Hill, Southam, Coventry CV47 0HF

All Measurements
All Measurements are Approximate.

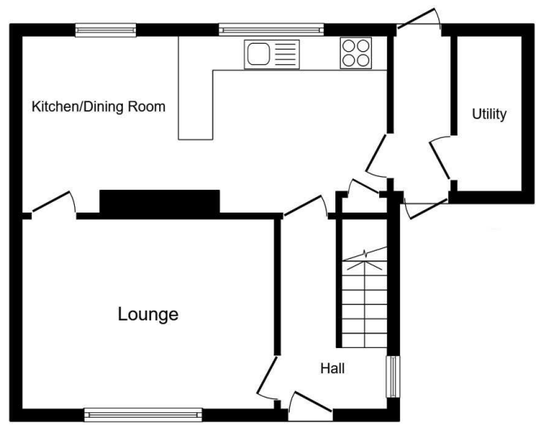
Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

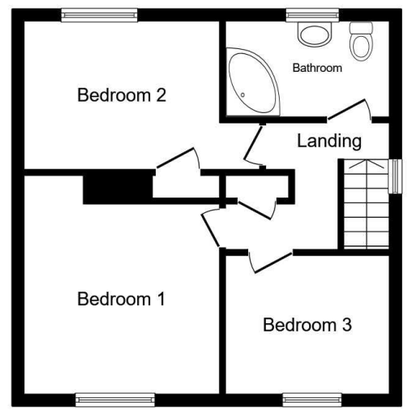
Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.

Coventry





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Reeds Rains

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk