



**£190,000** Offers In Excess Of

Roland Mount, Holbrooks, Coventry, CV6 4HP

Semi-Detached House | 3 Bedrooms | 1 Bathroom





# Step Inside

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## Key Features

- THREE BEDROOMS
- SPACIOUS LOUNGE
- KITCHEN & LEAN-TO
- DRIVEWAY & OFF ROAD PARKING
- GARAGE
- CLOSE TO LOCAL AMENITIES
- EPC RATING D

## Property Description

Benburys proudly introduces this three-bedroom semi-detached family home, an ideal choice for both first-time buyers and investors. Briefly comprising of a spacious lounge, kitchen with lean-do. Three bedrooms to the first floor, family bathroom with separate WC. Close to local amenities and situated in President Kennedy School catchment area.

## Main Particulars

**DESCRIPTION** Benburys proudly introduces this three-bedroom semi-detached family home, an ideal choice for both first-time buyers and investors. Briefly comprising of a spacious lounge, kitchen with lean-do. Three bedrooms to the first floor, family bathroom with separate WC. Close to local amenities and situated in President Kennedy School catchment area.

**LOUNGE 6' 1" x 14' 1" (1.85m x 4.29m)**

**KITCHEN 9' 5" x 8' 7" (2.87m x 2.62m)**

**LEAN TO 11' 11" x 7' 7" (3.63m x 2.31m)**

**BEDROOM ONE 12' 6" x 10' 1" (3.81m x 3.07m)**

**BEDROOM TWO 10' 4" x 7' 1" (3.15m x 2.16m)**

**BEDROOM THREE 7' 6" x 5' 6" (2.29m x 1.68m)**

**ADDITIONAL INFORMATION** Council tax band B - £1,700.21 PA

Property is of standard construction

Mains - Gas, Electric & Water Supply

Gas central heating

Mobile Coverage

EE

Vodafone

Three

O2

Satellite / Fibre TV Availability

BT

Sky

Virgin

Flood Risk

Very low

**AGENTS NOTES** 1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order

that there will be no delay in agreeing the sale. Anti money laundering checks now have to be completed on both the buyer and the vendor.

2: These particulars do not constitute part or all of an offer or contract.

3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4: Potential buyers are advised to recheck the measurements before committing to any expense.

5: Benburys has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6: Benburys has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

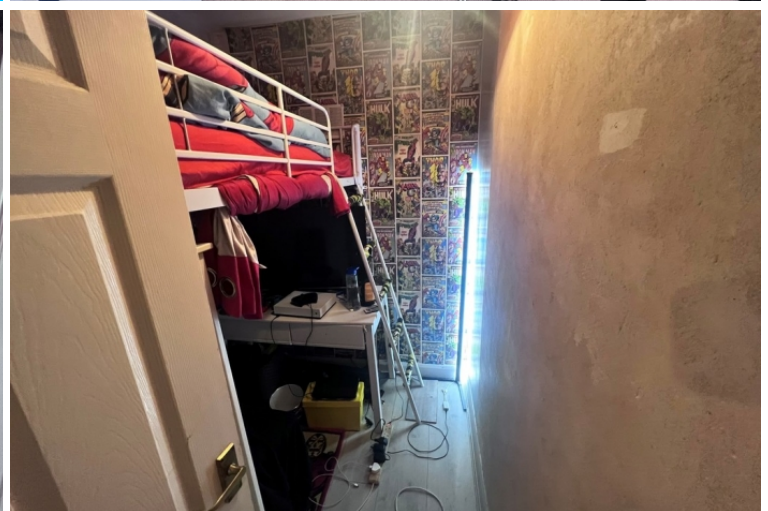
**VIEWINGS** We would be delighted to show you around this property.

If you would like more information or to arrange a viewing please contact our friendly and helpful team on 02476 661553

[www.benburys.co.uk](http://www.benburys.co.uk)

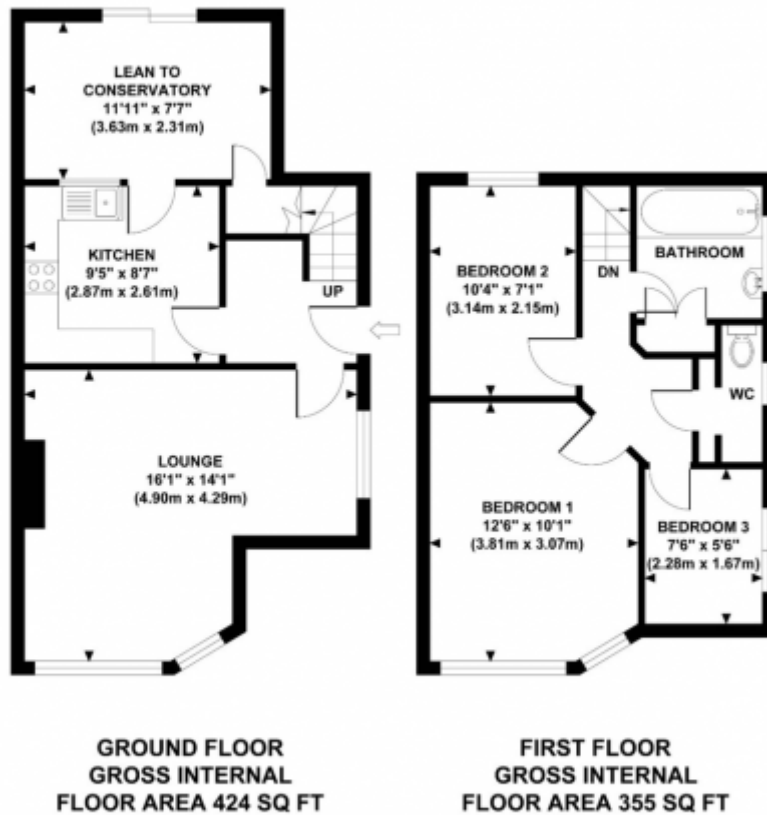
<https://www.facebook.com/CoventryLettings/>





# ROLAND MOUNT

Approximate Gross Internal Area 779 sq ft / 72.40 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 7796951 Vat Registration No - 212 8855 07 Registered Office: , 20 Parkville Highway



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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