



HR ESTATE AGENTS

2 Bedrooms

House - End Terrace

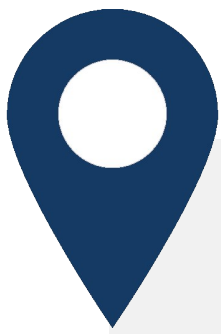
Offers In The Region Of

£180,000

Located in

Coventry





Rotherham Road

Coventry | CV6 4FF



This well-presented two-bedroom end-terrace home is situated in the popular area of Holbrooks, conveniently located close to excellent schools, local shops, the M6 motorway and the Arena Shopping Park.

The property offers well-proportioned accommodation throughout, including a spacious main bedroom, an open-plan kitchen/diner and a generous rear garden. Further benefits include double glazed windows throughout and a gas combination boiler installed in 2022.

The house is comprised hall, lounge, open plan kitchen/diner and lean-to with power to the ground floor. On the first floor there are two double bedrooms and a family bathroom. Externally there are both front and rear gardens as well as rear walking access. A viewing is highly recommended.

Rotherham Road

£180,000 Freehold



- Two Bed End Of Terrace House
- Two Double Bedrooms
- Council Tax Band A
- Easy Access To M6
- Well Presented
- Spacious Garden
- Close to Arena Shopping Park

GROUND FLOOR
378 sq.ft. (35.1 sq.m.) approx.

1ST FLOOR
330 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA: 708 sq.ft. (65.8 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		
(69-80) C		
(55-68) D		
(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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