



Offers In Excess Of £190,000

- ♥ NO UPWARD CHAIN
- ♥ THREE BEDROOMS
- ♥ SEMI DETACHED
- ♥ 22FT THROUGH LOUNGE

12 Houldsworth Crescent, Holbrooks, Coventry, CV6 4HJ

Benburys is delighted to offer this three-bedroom semi-detached family home, located in the sought-after area of Holbrooks, Coventry. Boasting a spacious layout, the property features an entrance hallway, a generously proportioned through lounge dining room, kitchen, and three comfortable bedrooms along with a family bathroom on the first floor. The large rear garden adds to the appeal of the property, providing ample space for outdoor activities. networks ensures easy access to everyday essentials and convenient commuting.



Property Description

DESCRIPTION Benburys is delighted to offer this three-bedroom semi-detached family home, located in the sought-after area of Holbrooks, Coventry.

Situated within the highly regarded school catchments of President Kennedy Secondary School and Parkgate Primary, this property offers excellent educational opportunities for families. Additionally, its convenient proximity to local amenities and motorway networks ensures easy access to everyday essentials and convenient commuting.

While some renovation work may be required, the prime location and spaciousness of this property make it an enticing investment opportunity. Whether you're a first-time buyer or an investor seeking potential, this property holds great promise.

LOUNGE/DINER 11' 11" x 22' 3" (3.648m x 6.784m)

KITCHEN 8' 3" x 11' 0" (2.526m x 3.377m)

FRONT BEDROOM 9' 3" x 10' 3" (2.823m x 3.137m)

BEDROOM TWO 9' 3" x 10' 3" (2.823m x 3.137m)

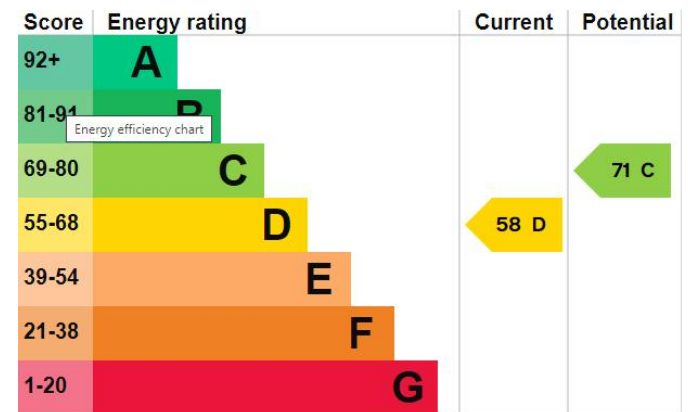
BEDROOM THREE 7' 2" x 9' 6" (2.201m x 2.920m)

FAMILY BATHROOM 5' 0" x 7' 2" (1.549m x 2.187m)





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.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements