



**47 Arena Avenue, Holbrooks  
Coventry CV6 4BJ  
£165,000**

\*\*\* NO UPWARD CHAIN\*\*\* Pointons Estate Agents are pleased to offer for sale this two double bedroom end terrace home located in a popular residential area, close to amenities, arena park shopping centre and the motorway networks, benefiting from gas central heating and double glazing throughout. In brief the accommodation comprises entrance hall, open plan lounge/kitchen with a fitted breakfast bar and WC. To the first floor there is a landing with doors off too two double bedrooms and family bathroom. Outside is a lawned garden to the rear with patio area, and to the front a slate gravel area with path and to the side offroad parking suitable for two vehicles. This property was built in 2017 and has 6 years remaining on the NHBC certificate. An internal inspection is strongly recommended to appreciate the property offered for sale. Please contact the agent for a viewing on 02476 373300.  
EPC B





#### Hall

Entrance via UPVC obscure double glazed front door, vinyl flooring radiator and stairs out to the first floor, door too:

#### Open Plan Lounge/Kitchen 22'2" x 12'2" (6.75m x 3.71m)

Open plan lounge and kitchen, fitted kitchen with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap and drainer, plumbing for washing machine, space for fridge/freezer, fitted electric fan assisted oven, built-in four ring gas hob, stainless steel splash back, double glazed window to front, combination boiler, breakfast bar, the lounge area featuring two radiators, telephone and TV point, double glazed french doors to the rear and vinyl flooring throughout.

#### WC

Two piece suite comprising of hand basin with taps and splashback, low-level WC, radiator, extractor fan and vinyl flooring.

#### Landing

Carpeted with access to both bedrooms and family bathroom, loft hatch with ladders to fully insulated loft.

#### Bedroom

7'10" x 12'2" (2.39m x 3.71m)

Double glazed window to rear, carpeted and radiator.

#### Bedroom

7'10" x 12'2" (2.39m x 3.70m)

Two double glazed windows to front, fitted storage cupboard, carpeted and radiator.

#### Bathroom

Fitted with three piece suite having bath with electric shower over and shower screen, pedestal wash hand basin with mixer taps and tiled splashbacks, low-level WC, radiator, obscure double glazed window and vinyl flooring.

#### Outside

To the front there is a low maintenance slated to front with path and to the side two offroad parking spaces with bins and to the rear there is a mostly lawned garden with a patio area to the top, with shed and side gated access.

#### Leasehold Information

It is believed the property is leasehold and has a total of 996 years remaining on the lease.

Service charge £130.00 per annum

Ground rent £150.00 per annum

Subject via solicitor.

#### General Information

Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.

#### COVID 19

In line with government guidelines any interested party should follow the necessary steps:

To have viewed the property by virtual tour from pointons-group.com website.

To ensure maximum safety be in a position to proceed to purchase this property prior to arranging an internal inspection - any marketing of your own property we will be happy to discuss. Our website also has instant valuation tool for your convenience.

Maximum of TWO adults will be allowed to view the property, as long as they have

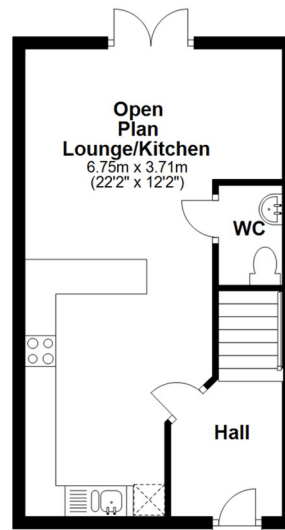
face masks and have sanitized their hands.

Not to touch anything in the property - all doors will be opened and lights must remain on.

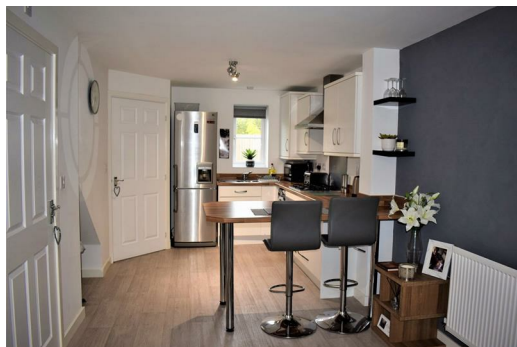
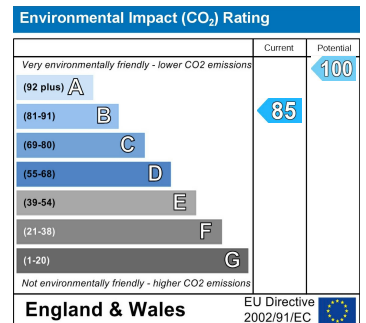
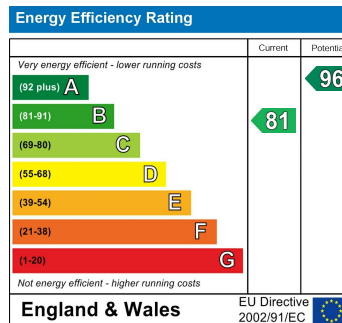
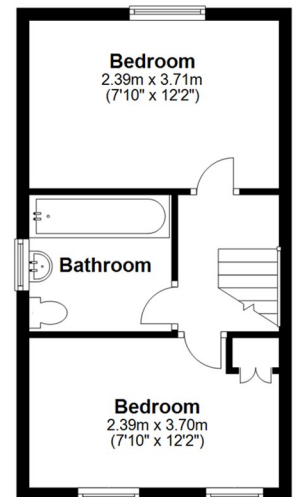
NO children will be able to attend

Our aim is keep our clients safe during this difficult time.

Ground Floor



First Floor



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