



**Coopers**

**97 Holyhead Road,  
Coundon, Coventry**



5



2



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# 97 Holyhead Road,

Coundon, Coventry, CV1 3AD

With gas central heating, reasonable decoration, massive living room, dining/bedroom, spacious kitchen, huge master bedroom with ensuite. Bedroom two, bathroom and three second floor bedrooms.

 5  2  2  band D  epc E45

Unusually large and well presented house suitable for investment with the unusual benefit of a private side driveway and yard with large garage with electric door.

- Five/six bedroom property
- Close to City Centre and Universities
- Close to Alvis Retail Park
- Large rear yard and garage with electric door
- Very large rooms throughout

Guide Price

**£395,000**



Front Living Room



Front Room



Front Room



Kitchen





Rear



Shower Room



Huge En Suite



Front Bedroom

#### Tenure

We are verbally told that this property is Freehold. This will be checked through Solicitors.

#### Fittings & Fixtures

Only the fittings and fixtures mentioned herein are included within the proposed sale of this property. All others are specifically excluded unless otherwise agreed in writing.

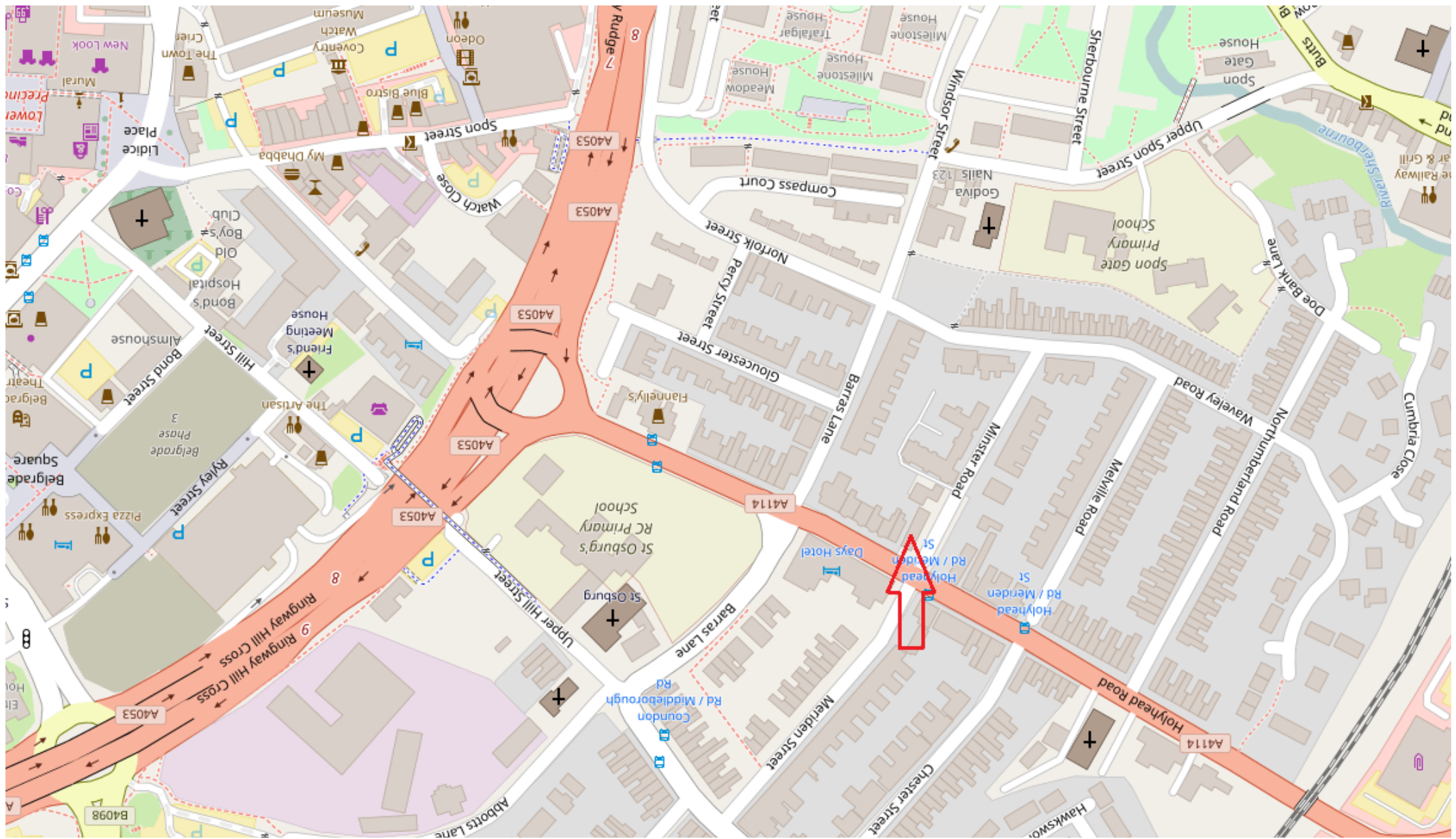
#### Council tax

According to valuation Office Website enquiries this property is in Band D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	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			
Scotland			
EU Directive 2002/91/EC			
		45	73

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
Scotland			
EU Directive 2002/91/EC			
		35	65





22 New Union Street, Coventry, CV1 2HN

**024 7655 2841**

[www.coopersestateagents.com](http://www.coopersestateagents.com)

[sales@coopersestateagents.com](mailto:sales@coopersestateagents.com)

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