

OPENING DOORS SINCE 1843

Loveitts<sup>est. 1843</sup>  
THE ESTATE AGENTS

Hen Lane, Holbrooks, Coventry, CV6 4LH  
£250,000



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Hen Lane, Holbrooks, Coventry, CV6 4LH

A great opportunity to acquire this three bedroom end terraced family home located in the sought after residential location of Holbrooks. The property is perfect for a first time buyer or family and is offered for sale with no onward chain.

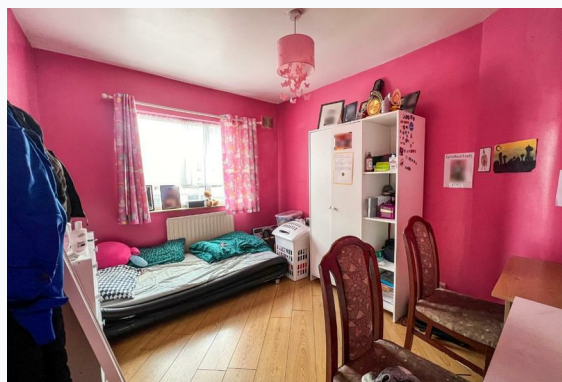
The ground floor accommodation in brief comprises entrance hallway with stairs rising to the first floor, a generous lounge diner featuring access to the rear garden and a recently renovated modern kitchen. To the first floor are two double bedrooms with one containing fitted wardrobes, a single bedroom and the family bathroom with bath and over shower.

Externally the property boasts driveway, garage and a low maintenance rear garden.

Further benefits include gas central heating and double glazing throughout.







- End Terraced Family Home
- Three Bedrooms
- Lounge/Diner
- Modernised Kitchen
- Family Bathroom
- Driveway
- Garage
- No Onward Chain
- Great Buy For Families
- Council Tax - A

Hen Lane is positioned in the sought after residential location of Holbrooks and benefits from it's close proximity to four local schools including the popular President Kennedy School and John Shelton Community Primary School.

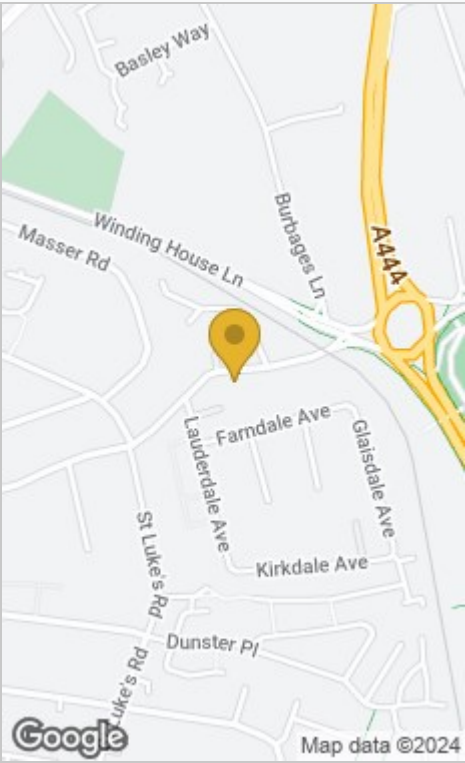
The property also benefits from being around a one minute walk away from the nearest bus route and also great road links such as the A444 and M6 helping you get in and around the City with ease. The Arena Shopping Park is also located a short drive away providing a range of amenities, shops and it's own train station.





Floor Plan

Area Map



| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| <b>England &amp; Wales</b>                  |         | EU Directive 2002/91/EC |

TOTAL: 74.6 sq.m. (803 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](#)

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