

122 Rollason Road, Coventry, West Midlands. CV6 4AN

£200,000 Freehold

FOR SALE



**bayzos.**

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## PROPERTY SUMMARY

No Upward Chain | Close to Local Amenities | Approx. Total Floor Area Sq. M. 74 | Feature Wood Burner | Rear Garage | EPC Rating D Potential B | Council Tax Band A | Attention First Time Buyers & Investors | Sought After Location of Radford | Extended At The Rear | Total floor area 74 square metres

## FEATURES

- No Upward Chain
- Close to Local Amenities
- Feature Wood Burner
- Rear Garage
- EPC Rating D Potential B
- Council Tax Band A
- Attention First Time Buyers & Investors
- Sought After Location of Radford
- Extended At The Rear
- Total floor area 74 square metres



## PROPERTY DESCRIPTION

<b>Property location</b>

See the brochure section below for comprehensive overview of the property and location.

We have built the Key Facts for Buyers Guide to give you information on local schools with their ratings, satellite view so that you can see the surrounding areas, as well as local and major transport connections, and much more.

On the viewing we will provide additional information on the property and the area so that you can make an informed decision.

<b>Extension and Structural Changes</b>

Rear Extension

<b>Refurbishments and Features</b>

Other

<b>Room Measurements</b>

Room dimensions and total floor area are included within our floor plan.

<b>Tenure</b>

Freehold

<b>Outside Space</b>

Front: Patio Area | Lawn | Gated | Gravelled Area

Rear: Lawn | Patio Area | Garage

<b>Additional Information</b>

Selling Position: TBC

Age of the Property: 1950

Last Sold: 1998

Council Tax Band: A

Local Authority: Coventry

Electrical Performance Certificate Rating: 61

Approx. Total Floor Area: 88 Sq. M.

Heating System: Gas

Boiler Age: 2018

Boiler Last serviced: 2024

Boiler Location: Loft

Loft: Fully Boarded, Light, Ladder

Type of Windows: Bay Windows | Double Glazed

Age of Windows: 2007

Fireplace: Wood Burner

Fuse Box Location: Under the Stairs

Garden Orientation:

Style of Property: TBC

<b>Material Information Parts B & C</b>

History of Subsidence: No

Unsafe Cladding: No

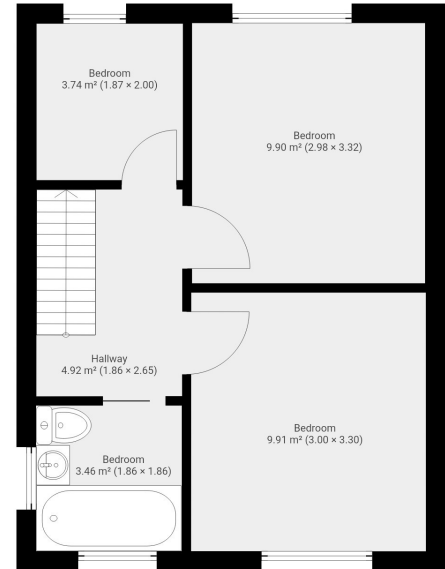
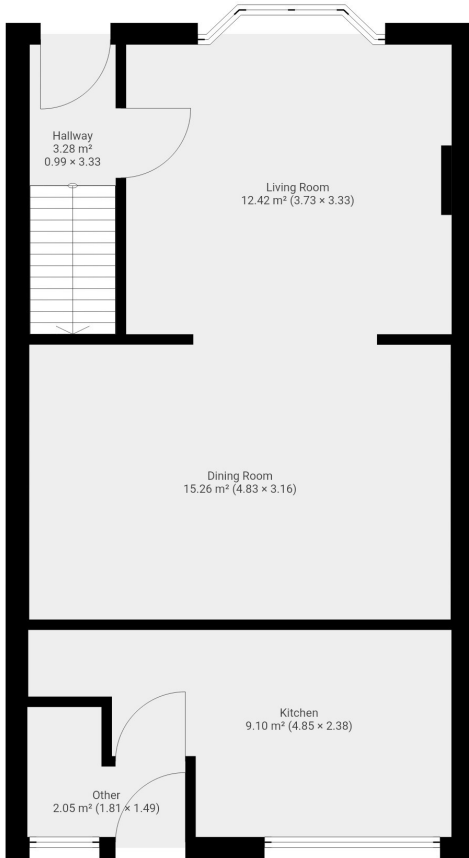
Asbestos: No

## ROOM DESCRIPTIONS





# FLOORPLAN & EPC



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