

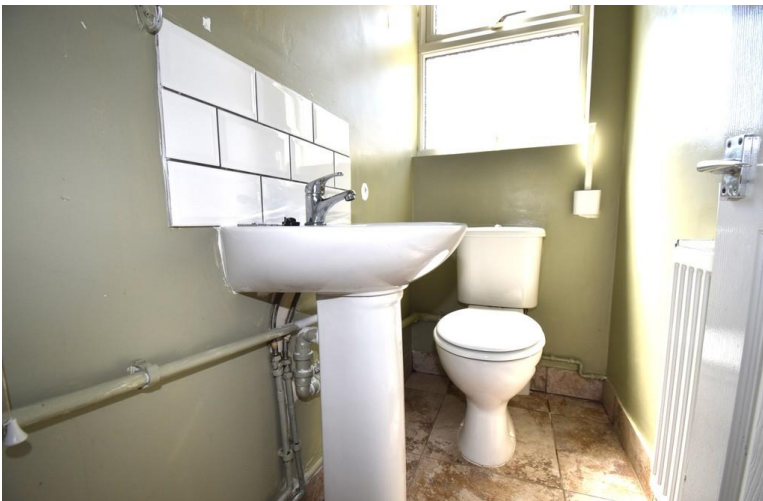


**36 Links Road
Radford
Coventry
CV6 3DN**

- Three Light-Filled Bedrooms
- Double Glazed
- No Upward Chain
- Guest W.C. on Ground Floor

Offers Over £215,000
EPC Rating '64'





Property Description

Located in a sought-after residential area north of Coventry, this well-presented three-bedroom end-terrace home offers modern comfort and convenience. Offered with no upward chain, it's perfect for first-time buyers, families, or investors seeking a smooth transaction.

Inside, the property features gas central heating and double glazing throughout, ensuring year-round efficiency. The ground floor boasts a welcoming entrance hallway, a spacious living room, and a contemporary kitchen/diner complete with integrated oven, hob, and cooker hood-ideal for family cooking and entertaining. A guest W.C. adds practicality to the layout.

Upstairs, you'll find two generous double bedrooms, a versatile single bedroom perfect for a nursery or home office, and a stylishly modernised family bathroom.

Outside, enjoy a low-maintenance front garden and a private rear garden mainly laid to lawn, with access to a brick-built store for tools or extra storage.



With excellent transport links, local amenities, and well-regarded schools nearby, this property combines location, lifestyle, and value.

Important Note to Purchasers

As part of our compliance with Anti-Money Laundering Regulations, all prospective purchasers will be required to provide valid identification documents at a later stage. Your cooperation is appreciated to avoid any unnecessary delays in the sale process.

While we strive to provide accurate and reliable information, these particulars do not form part of any offer or contract. No information provided should be relied upon as a statement of fact. Additionally, services, systems, or appliances mentioned have not been tested, and no guarantees are provided as to their functionality or efficiency.

All measurements are intended as general guides and may not be exact. Some details may be subject to vendor approval. If any detail is of particular importance, especially if you are travelling a significant distance to view the property, please contact us to confirm in advance.

The final agreement regarding fixtures and fittings will be outlined in the official Fixtures and Fittings Form, which forms part of the legal contract processed by your conveyancer. As the marketing agent, Cloud9 Estates does not provide legally binding representations - only documentation produced by your appointed solicitor carries legal standing.

Please also note that Cloud9 Estates has not verified the legal title of the property. Buyers are advised to seek confirmation through their solicitors before proceeding.



LIVING ROOM
3.99m max x 4.15m

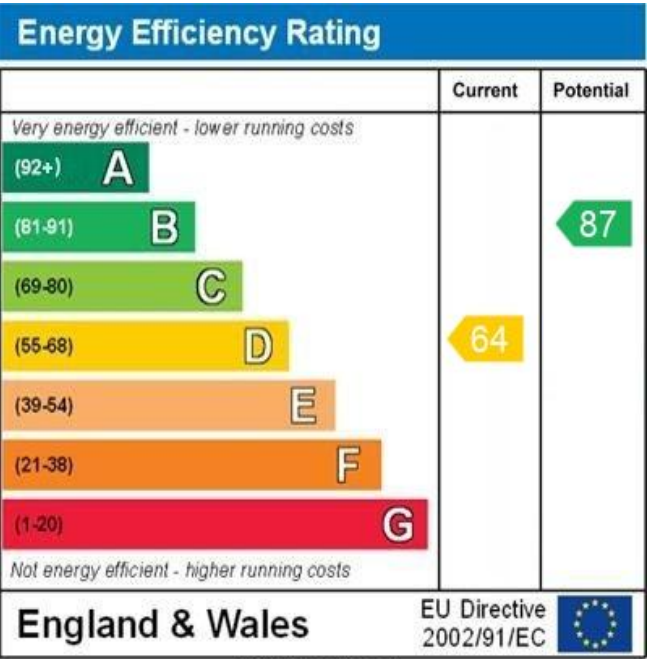
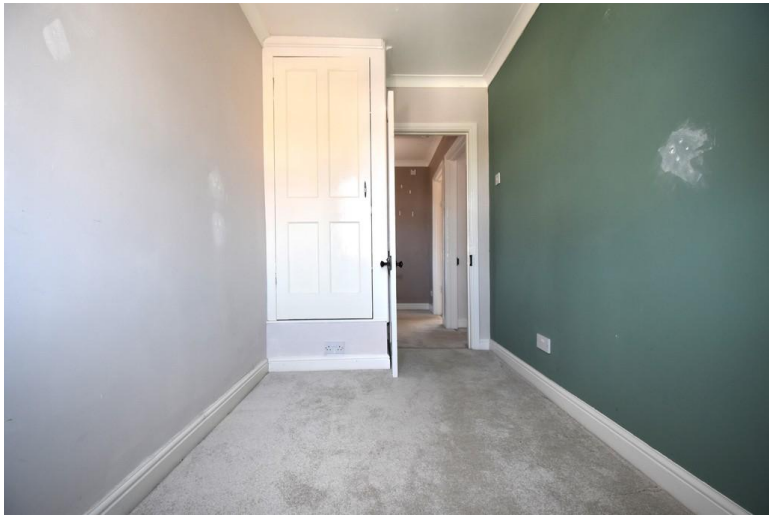
KITCHEN/DINER
3.84m x 3.24m

BEDROOM ONE (FRONT)
4.14m x 2.93m

BEDROOM TWO (REAR)
3.27m x 3.16m

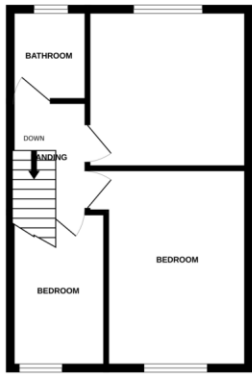
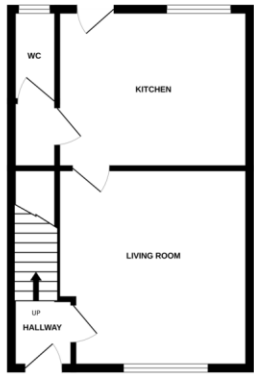
BEDROOM THREE
3.17m x 1.84m





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, rooms and any other details are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as a guide only. No guarantee is given. The layout, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency can be given. Made with SketchUp 2020

108 Walsgrave Road
Coventry
Warwickshire
CV2 4ED

www.doud9estates.co.uk
sales@doud9estates.co.uk
02476 263 660

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