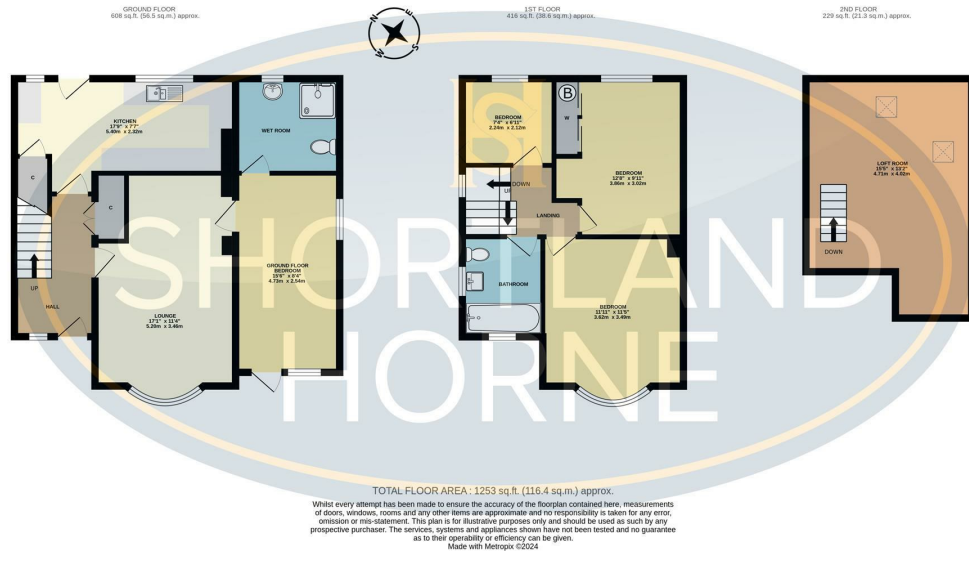


Floor Plan



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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			
England & Wales		EU Directive	
		2002/91/EC	

DISCLAIMER
Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers. Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing
Strictly by arrangement through Shortland Horne. Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure
It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

Money Laundering
We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances
We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

Referrals
If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.



Shortland Horne Coventry City Centre
Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET

Other branches:
306 Walsgrave Road, Walsgrave, Coventry CV2 4BL
10 Euston Place, Leamington Spa CV32 4LJ

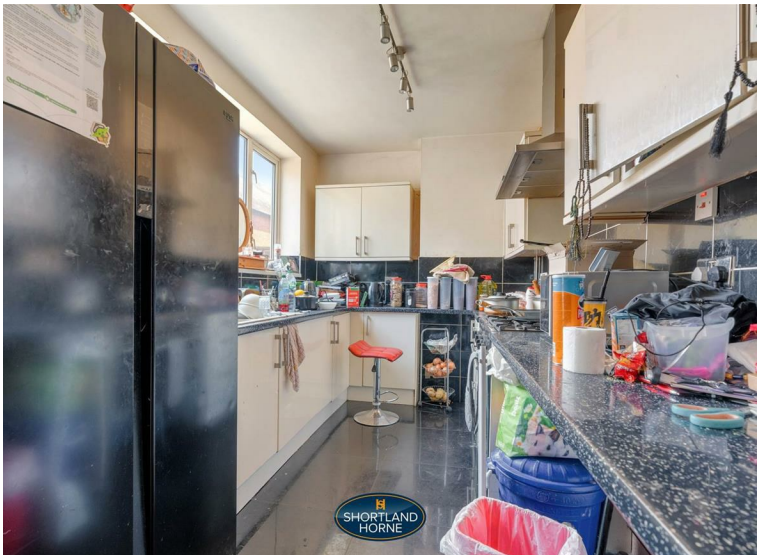
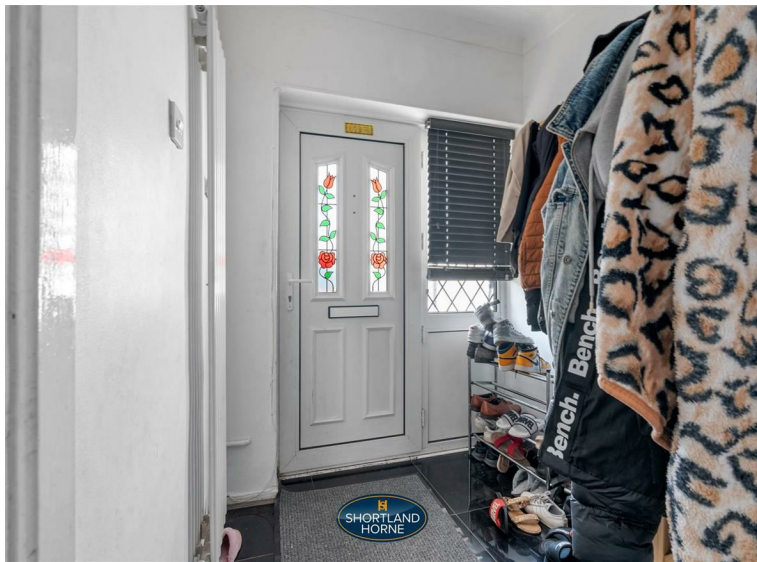
call: 02476 222123
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

follow us



follow us

Radford Road
CV1 4BY



£350,000 | Bedrooms 3 Bathrooms 2

Welcome to this charming detached house located on Radford Road in Coventry! This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With three lovely bedrooms and two bathrooms, there is ample space for everyone in the household.

One of the most exciting features of this property is the huge opportunity it presents to extend the current footprint, subject to planning consent. Imagine the possibilities of creating your dream home with additional space tailored to your needs and preferences.

Conveniently situated within walking distance to Coventry city centre, you'll have easy access to a variety of amenities, shops, and restaurants. Whether you enjoy a vibrant city lifestyle or seek the tranquillity of a residential neighbourhood, this location offers the best of both worlds.

Don't miss out on the chance to own this fantastic property with great potential for expansion. Contact us today to arrange a viewing and envision the endless possibilities this home has to offer!



GROUND FLOOR

Hallway	
Lounge	17'0" x 11'4"
Ground Floor Bedroom	15'6" x 8'3"
Wet Room	
Kitchen	17'8" x 7'7"

FIRST FLOOR

Bedroom Two	12'7" x 9'10"
Bedroom One	11'10" x 11'2"
Bedroom Three	7'4" x 6'11"
Bathroom	