



Grangemouth Road , Coventry, CV6 3FH Offers over £170,000

Evans Estates is delighted to present this charming extended two-bedroom mid-terrace house, located on Grangemouth Road in the desirable Radford area of Coventry. Offered with no upward chain, this property is an excellent opportunity for first-time buyers or those looking to downsize.

Upon entering, you are welcomed by an entrance hall that leads into a bright and airy through lounge diner, perfect for both relaxation and entertaining. The extended kitchen provides ample space for culinary pursuits and family gatherings. The first floor features two well-proportioned bedrooms, ideal for restful nights, along with a conveniently located bathroom.

The property benefits from double glazing and gas central heating, ensuring comfort throughout the seasons. Externally, you will find gardens to both the front and rear, offering a pleasant outdoor space for gardening or enjoying the fresh air. Additionally, a garage at the rear provides valuable storage or parking options.

This lovely home is well-positioned, providing easy access to local amenities, schools, and transport links, making it a practical choice for modern living. With its appealing features and no upward chain, this property is not to be missed. We invite you to arrange a viewing and discover the potential this home has to offer.

Viewing

Please contact our Evans Estates Office on 02476333363 if you wish to arrange a viewing appointment for this property or require further information.

- No Upward Chain
- Extended Kitchen
- Through Lounge Diner
- Two Bedrooms

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Floor Plan

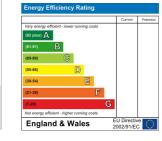
Grangemouth Road, Coventry, CV6 3FH Kitchen 4.18m x 3.15m (13' 9" x 10' 4") Through Loung 6.67m x 4.62m (21' 11" x 15' 2") Bedroom 2 3.67m x 2.19n (12' 0" x 7' 2") Ground Floor First Floor 5.1 sq.m. (496 sq.ft.) Floor area 31.3 sq.m. (337 sq.ft.) Floor EVANS Total floor area: 77.4 sg.m. (833 sg.ft.)

It is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), ope the relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or miss northops (i). ings and ori they car by www

Area Map



Energy Efficiency Graph





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