



Middlemarch Road Radford Coventry CV6 3GL
£235,000

Benburys
SALES AND LETTINGS

Benburys are pleased to present this extended mid-terraced house in Radford. The property boasts three well-proportioned bedrooms and a family bathroom complete with a shower over the bath. Spacious through lounge/dining room, extended kitchen and downstairs WC. Block paved front garden and low maintenance rear garden with brick built garage for storage.

Close to local amenities, schools and good transport links.

Entrance
11'11" x 4'11" (3.650 x 1.517)

Fitted with laminate flooring, single central heating radiator and doors leading to the lounge, cupboards and downstairs WC.

Lounge/dining room
21'5" x 10'9" (6.542 x 3.296)

Laminate flooring, double glazed bay window to front aspect, two double central heating radiators.

Kitchen
15'9" x 11'4" (4.813 x 3.467)

Matching wall and base units with tiled splash backs, stainless steel sink with mixer tap, space for upright fridge/freezer, washing machine, tumble dryer and range cooker, integrated extractor, tiled flooring, central heating boiler, double glazed windows to rear aspect and door leading into the garden.

Downstairs WC
5'7" x 5'5" (1.724 x 1.670)

Tiled flooring, towel radiator, low level toilet and wash basin with tiled splash back.

Bedroom 1
11'2" x 9'7" (3.413 x 2.946)

Laminate flooring, double central heating radiator, fitted wardrobe and double glazed window to the front aspect.

Bedroom 2
9'11" x 9'7" (3.023 x 2.940)

Laminate flooring, fitted wardrobe and cupboard, double central heating radiator and double glazed window to the rear aspect.

Bedroom 3
7'10" x 5'11" (2.392 x 1.807)

Laminate flooring, double central heating radiator and double glazed window to the front aspect.

Bathroom
5'9" x 5'3" (1.771 x 1.614)

Fitted with a modern white suite which features a panel bath with shower-mixer unit over and glass screen, low level W.C and wash basin. This fully tiled bathroom benefits from a heated towel rail, tiled flooring and a doubled glazed opaque window to rear aspect.

Rear garden
Low maintenance slabbed garden with fenced boundaries. Brick built garage for storage which has lights and sockets.

Agent notes

1. MONEY LAUNDERING REGULATIONS - 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. Anti money laundering checks now have to be completed on both the buyer and the vendor.
2. These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Benburys has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Benburys has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



DISCLAIMER

The details for this property advert are believed to be accurate but not all items shown in the photographs may be included and interested parties must not rely upon this advert or any other statement as being a representation of fact and must satisfy themselves by inspection or otherwise to the correctness of each of them. Benburys, or any of its employees, has authority to make or give any representation or warranty whatsoever in relation to the property. All verbal statements made in the course of negotiations are made on the same understanding. This advert does not form part of any contract not does it constitute property particulars.

Energy Efficiency Rating	
	CurrentPotential
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

Benburys
SALES AND LETTINGS

20 Parkville Highway Coventry CV6 4HZ
Tel: 024 7666 1553
Email: enquiries@benburys.co.uk