

Middlemarch Road Radford Coventry CV6 3GL £235,000



Benburys are pleased to present this extended midterraced 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

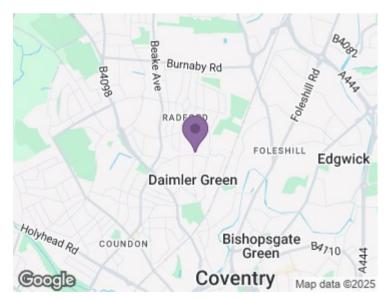
Low maintenance slabbed garden with fenced boundaries. Brick built garage for storage which has lights and sockets.

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.

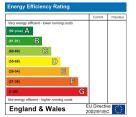
Approx. 43.3 sq. metres (465.6 sq. feet) Kitchen First Floor Approx. 31.6 sq. metres (342.3 sq. feet) Bedroom Bedroom Bedroom

Total area: approx. 75.1 sq. metres (808.0 sq. feet)



DISCLAIMER

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