





Property Description

Situated in the popular residential area of Radford, this two-bedroom mid-terrace property offers spacious accommodation and is ideal for first-time buyers, investors, or those looking to downsize.

The ground floor comprises a lounge, a separate dining room, a fitted kitchen, and a ground floor shower room. To the first floor are two well-proportioned bedrooms.

Externally, the property benefits from an enclosed rear garden, providing outdoor space for relaxation and entertaining.

Conveniently located close to local amenities, schools, and transport links, this property offers excellent access to the surrounding area.

Approach

Front door.

Entrance Hall

Stairs to first floor.

Lounge

Double glazed window to the front elevation and radiator.

Dining Room

Double glazed window to the rear elevation, radiator, door to cupboard and further door to kitchen.

Fitted Kitchen

Wall and base mounted units incorporating an inset single drainer sink unit with work surfaces. Cooker point, plumbing for automatic washing machine, space for domestic appliance, double glazed window to the side elevation, door to the side elevation and further door to shower room.

Shower Room

Tiled, comprising shower cubicle, wash hand basin, toilet and double glazed window to the rear elevation

First Floor Landing

Doors to;

Bedroom One

Double glazed window to the front elevation and radiator.

Bedroom Two

Double glazed window to the rear elevation, radiator and storage cupboard.

Outside

Front Of Property

Small foregarden with access to front door.

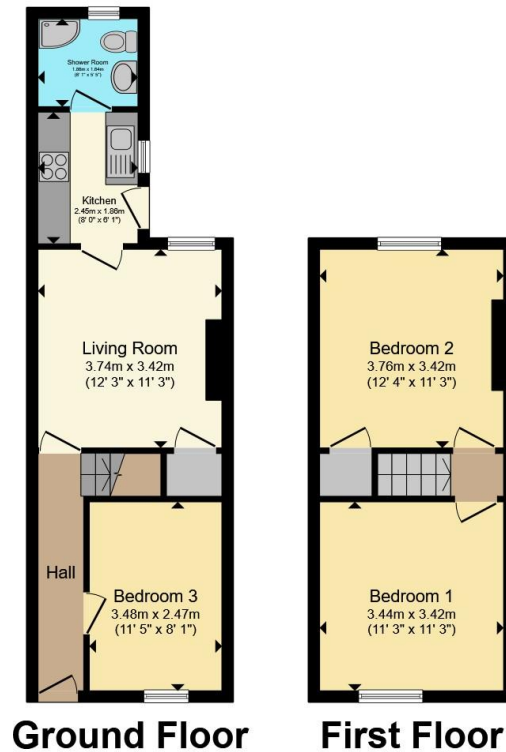
Rear Garden

Larger than average garden.

Agents Note

"Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."





Total floor area 64.2 m² (691 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



To view this property please contact Connells on

T 02476 553 093
E coventry@connells.co.uk

38 New Union Street
 COVENTRY CV1 2HN

EPC Rating: Council Tax
 Awaited Band: A

view this property online connells.co.uk/Property/COV324004

Tenure: Freehold



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. 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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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