

360°
VIRTUAL TOUR
ONLINE
VIEWING



Sadler Road, Radford, Coventry CV6 2LE
£220,000

archerbassett
LETTINGS AND SALES

NO ONWARD CHAIN A very well presented three bedroom terrace home in the desirable area of Radford, located close to local amenities with good school catchments and public transport links. Briefly comprising of an entrance porch, two large reception rooms with feature fireplaces and the rear also having French doors leading to the decked garden area. A fully fitted modern kitchen benefits from a range of wall and base units with wooden worktops, tiled splash backs and an integrated gas hob and double electric oven. To the first floor are two large double bedroom and a generously sized single bedroom, the fully tiled bathroom includes a bath with shower over, W/C and hand wash basin. Other benefits include double glazing, central heating, a low maintenance slabbed front garden and a rear garden with shed which is laid to lawn with wooden decked patio area.

Reception Room 1

13'3" x 10'7" (4.06m x 3.23m)

Double glazed bay window to front, spacious lounge with feature fireplace and carpet

Reception Room 2

10'2" x 16'4" (3.12m x 4.99m)

Double glazed French doors leading to decked garden area, a spacious reception room with built in storage surrounding the feature fireplace

Kitchen

7'1" x 10'4" (2.16m x 3.17m)

Double glazed windows to rear with views of garden. Modern fitted kitchen with a range of wall and base units to include an integrated gas hob and doble electric oven.

Bedroom 1

13'10" x 9'6" (4.24m x 2.91m)

Double glazed bay window to front, large double room with carpet

Bedroom 2

11'0" x 10'5" (3.36m x 3.19m)

Double glazed window to rear, large double room with laminate

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. Archer Bassett, 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.

Bedroom 3

7'9" x 6'0" (2.38m x 1.85m)

Double glazed window to front, generously sized third bedroom.

Bathroom

6'5" x 5'5" (1.97m x 1.67m)

Double glazed window to rear with privacy glass, fully tiled bathroom with bath and shower over, W/C and hand wash basin.

Tenure - Freehold

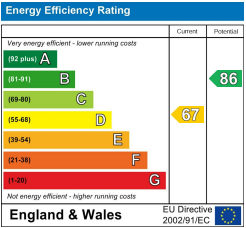
The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

Viewings

Viewings are strictly by appointment only via Archer Bassett.

Agent Notes

- 1. Anti-Money Laundering (AML) Regulations – All named purchasers and anyone gifting funds will be asked to produce identification documentation before proceeding to instruction of solicitors and we would ask for your co-operation in order to proceed to agreeing the sale as soon as possible.
- 2. Source of Funds - All named purchasers and anyone gifting funds will be asked to produce evidence of the source of their funds before proceeding to instruction of solicitors.
- 3. These particulars do not constitute part or all of an offer or contract.
- 4. Any measurements indicated are intended for guidance only and as such must not be relied upon and any interested parties are advised to confirm any measurements before committing to any offer.
- 5. Archer Bassett has not tested any equipment, appliances, fixtures, fittings or services.



67 Hertford Street, Coventry CV1 1LB
024 7623 7500
sales@archerbassett.co.uk
archerbassett.co.uk