



© Estate Culture

# Radford Road, Coventry

£225,000 Freehold

Chain-Free Family Home, Radford Road

## Description

Estate Culture Ltd. is delighted to present this exceptionally well-maintained, chain-free end-of-terrace family home situated on Radford Road, Coventry.

This delightful three-bedroom end-of-terrace property offers an abundance of space, comfort, and potential, making it an ideal family home or a fantastic opportunity for first-time buyers.

Presented in impeccable condition throughout, this residence boasts a bright and airy atmosphere, ready for immediate occupancy.

## Key Features:

**End-of-Terrace Position:** Benefits from added privacy and potential for extension (subject to necessary planning consents).

**Two Spacious Living Rooms:** Enjoy versatile living spaces, perfect for relaxing with family or entertaining guests.

The dual reception rooms provide flexibility for various lifestyle needs, offering dedicated areas for both formal and informal gatherings.

**Three Well-Proportioned Bedrooms:** Comfortable and generously sized bedrooms, providing ample space for rest and relaxation.



**Modern Refitted Kitchen:** A stylish and contemporary kitchen, designed for both functionality and aesthetics. Equipped with modern appliances and ample storage, it's perfect for culinary enthusiasts and family meals.

**Freshly Renovated Bathroom & Separate WC:** Enjoy the luxury of a newly renovated bathroom and separate WC, showcasing modern fixtures and fittings.

**Attractive Front Garden:** A well-maintained front garden enhances the property's curb appeal, creating a welcoming entrance.

**Private Rear Garden:** Enjoy outdoor living in the private rear garden, offering a peaceful retreat for relaxation and entertaining.

The garden provides a versatile space for outdoor activities and gatherings.

**Immaculate Presentation:** This property has been meticulously cared for and is presented in excellent condition, showcasing a high standard of maintenance and attention to detail.

**Chain Free:** This property is offered chain-free, ensuring a smooth and efficient buying process, minimizing stress and delays.

**Ideal for First-Time Buyers:** Move-in ready and offering excellent value, this property is perfect for those stepping onto the property ladder.

**Potential for Extension:** Being an end-of-terrace property, there is potential to extend the property, subject to planning permissions.

**Prime Location:** Located on Radford Road, Coventry, the property benefits from easy access to local amenities, reputable schools,

convenient transport links, and a vibrant community.

This property presents a fantastic opportunity to acquire a spacious and beautifully presented family home or a perfect first home in a sought-after location.

Don't miss the chance to make this your dream home.

Contact Estate Culture Ltd. today to arrange a viewing and experience the charm and comfort this property has to offer.

Council Tax Band: A (Coventry City Council)

Tenure: Freehold

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

### **Tenure**

Freehold

### Ground Floor

Approx. 45.6 sq. metres (490.5 sq. feet)



### First Floor

Approx. 37.2 sq. metres (400.4 sq. feet)



Total area: approx. 82.8 sq. metres (890.9 sq. feet)

Please note: Any measurements displayed are to be used as a guide only. Plan created by Coventry Property Surveys LTD Tel:024 7629 1555  
Plan produced using PlanUp.

### Ground Floor

Approx. 45.6 sq. metres (490.5 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

Viewing by appointment only  
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