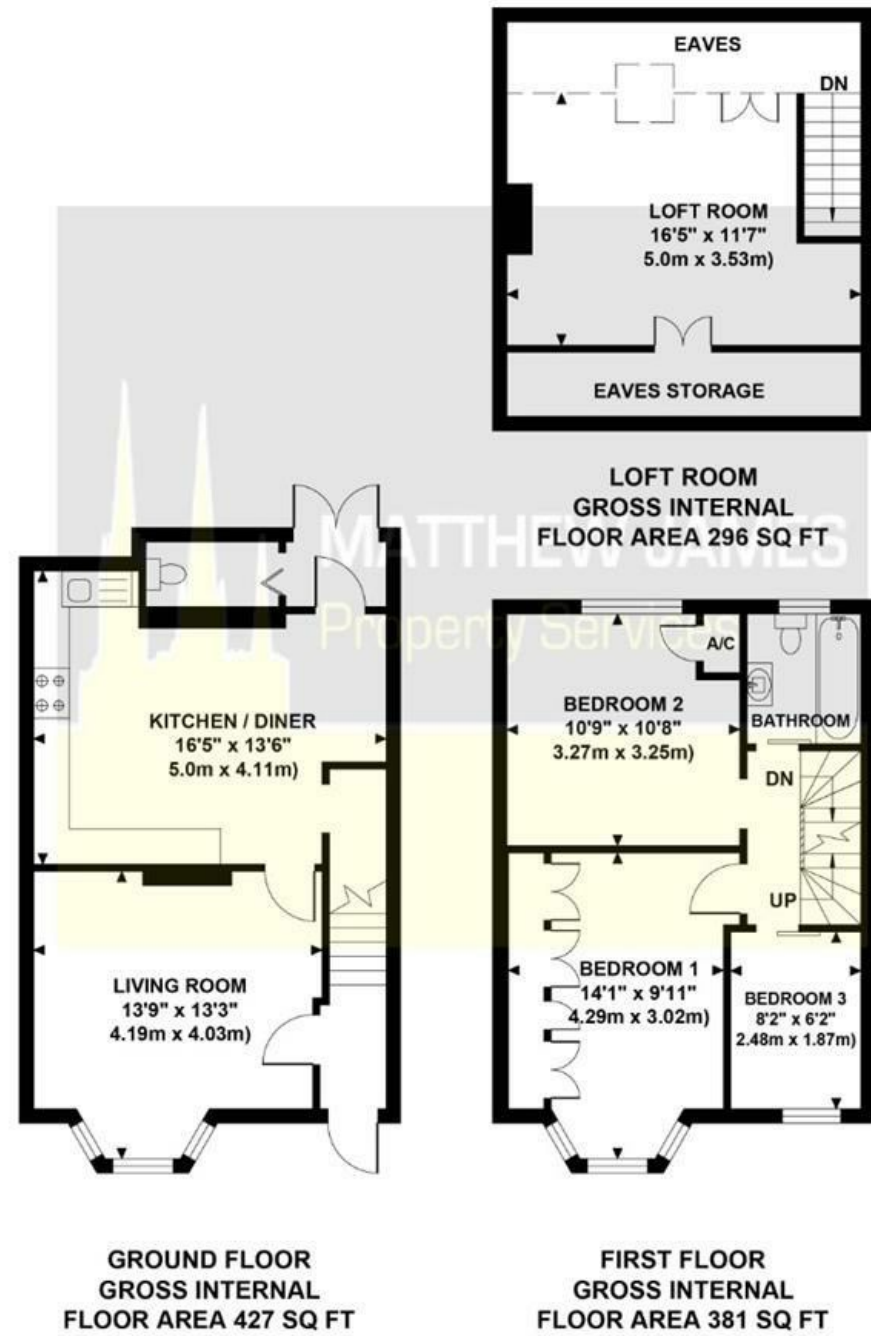


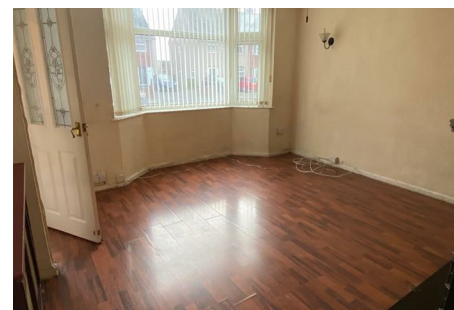
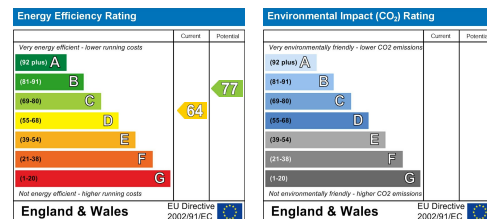
# SADLER ROAD

Approximate Gross Internal Area 1104 sq ft / 102.60 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



## 89 Sadler Road Radford, Coventry CV6 2LE

THREE BEDROOMS... LOFT ROOM... OPEN PLAN KITCHEN DINING ROOM... GROUND FLOOR CLOAKROOM... OFF ROAD PARKING... CLOSE TO AMENITIES... Located in Radford, this lovely three bedroom mid terrace property needs to be viewed to appreciate what is being offered for sale. Based over three floors this property briefly comprises of off road parking, living room, open plan kitchen dining room, ground floor WC, three bedrooms, family bathroom with shower over bath and a further paddle staircase that leads to the loft room which would be perfect as a hobby room or office space. To the rear of the property is vehicular access and a good sized rear garden mainly laid to lawn. Being VACANT and having NO UPWARD CHAIN also, it would be perfect for those looking for their first home, downsizing or as an investment purchase.

£219,995

**CONTACT INFORMATION**

24a Warwick Row, Coventry CV1 1EY

02477 170170

info@matthewjames.uk.com

www.matthewjames.uk.com

Facebook

Twitter

# 89 Sadler Road

Radford, Coventry CV6 2LE



- Three Bedrooms
- Ground Floor Cloakroom
- \*\*No Upward Chain\*\*
- Loft Room
- Off Road Parking
- PVCu Double Glazed
- Open Plan Kitchen Dining Room
- \*\*Vacant\*\*
- Gas Central Heating



## Off Road Parking

## Entrance Hallway

## Living Room

13'9 x 13'3 (4.19m x 4.04m)

## Kitchen Dining Room

16'5 x 13'6 (5.00m x 4.11m)

## Inner Lobby

## Ground Floor Cloakroom

## First Floor Landing

## Bedroom One

14'1 x 9'11 (4.29m x 3.02m)

## Bedroom Two

10'9 x 10'8 (3.28m x 3.25m)

## Bedroom Three

8'2 x 6'2 (2.49m x 1.88m)

## Family Bathroom

6' x 5'3 (1.83m x 1.60m)

## Loft Room

16'5 x 11'7 (5.00m x 3.53m)

## Rear Garden



## Directions

