



89 Sadler Road, Coventry, CV6 2LE
£219,995

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.

Off Road Parking

Having block paved off road parking accessed via a dropped kerb with decorative edging and access via the front door into the:

Entrance Hallway

Having stairs off to the first floor and door leading to the:

Living Room

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

Having a PVCu double glazed bay window to the front elevation, beautiful and ornate feature fireplace with hearth, mantle and surround and door that leads to the:

Kitchen Dining Room

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

Having a PVCu double glazed window to the rear elevation, a range of wall, base and drawer units with roll top work surface over, integrated oven with hob and extractor over, space and plumbing for a washing machine, space for a fridge freezer, feature fireplace with hearth mantle and surround to the one wall, seating area, under stairs storage cupboard and door that leads to the:

Inner Lobby

Having PVCu double glazed French doors to the rear elevation and further door that leads to the:

Ground Floor Cloakroom

(Not Measured) Having a low level flush WC.

First Floor Landing

Having balustrade, paddle stairs leading off to the loft room and doors leading off to:

Bedroom One

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

Having a PVCu double glazed bay window to the front elevation and a range of built-in wardrobes to the one wall.

Bedroom Two

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

Having a PVCu double glazed window to the rear elevation and built-in cupboard to the one wall.

Bedroom Three

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

Having a PVCu double glazed window to the front elevation.

Family Bathroom

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

Having a PVCu double obscure glazed window to the rear elevation, panel bath with shower over, low level

flush WC, pedestal wash hand basin and decorative tiling to all four walls.

Loft Room

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

Accessed via paddle stairs on the first floor, this space is perfect as a hobby room or office space. Having a Velux window to the rear elevation and eaves storage.

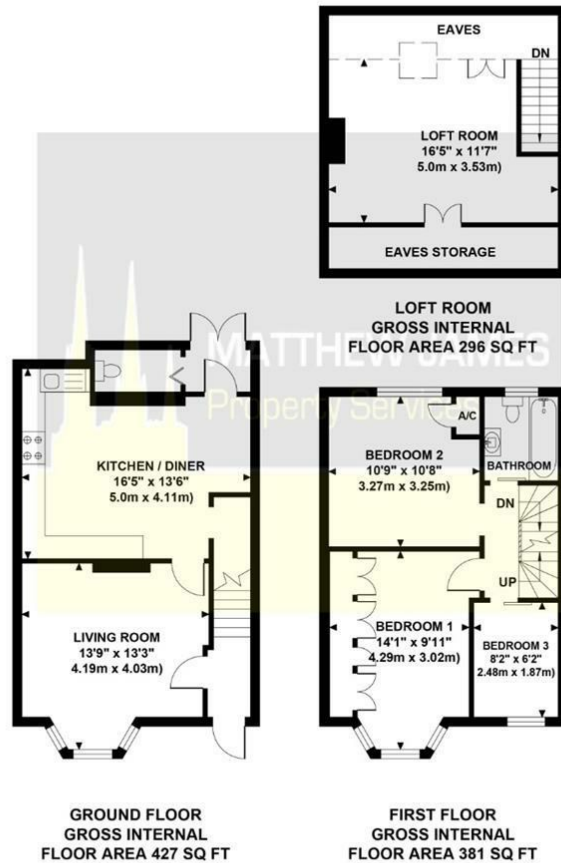
Rear Garden

Having a paved patio area and pathway that leads to the rear gate and entryway. The garden is laid mainly to lawn with fenced perimeter and graveled insets.

Floor Plan

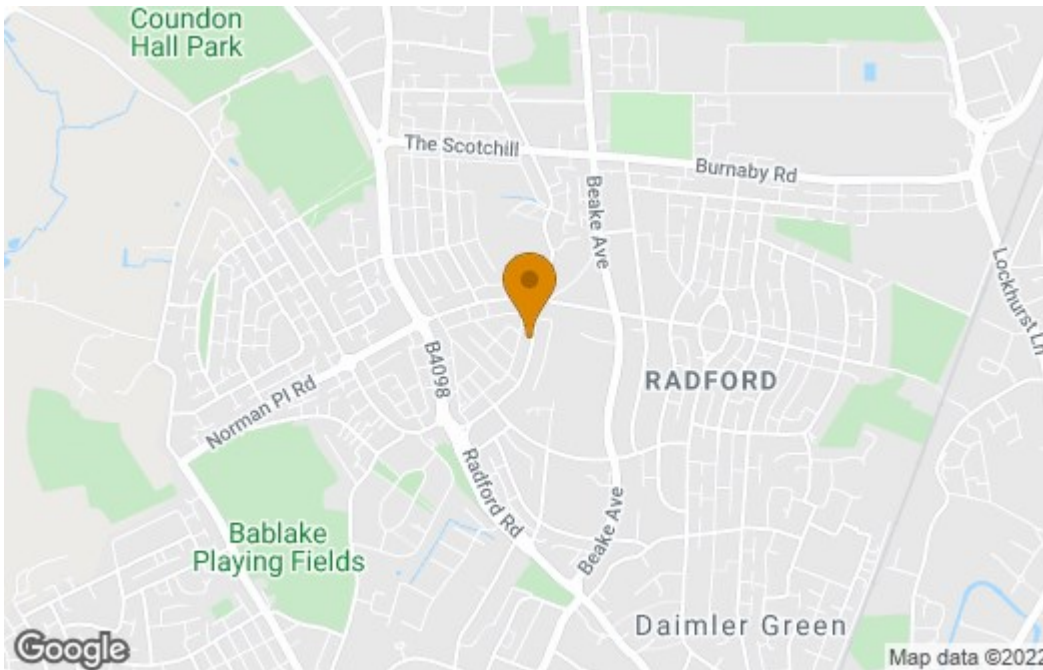
SADLER ROAD

Approximate Gross Internal Area 1104 sq ft / 102.60 sq m

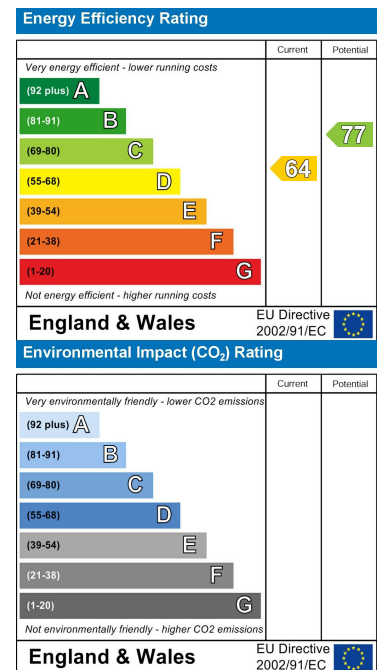


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Area Map



Energy Efficiency Graph



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.

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