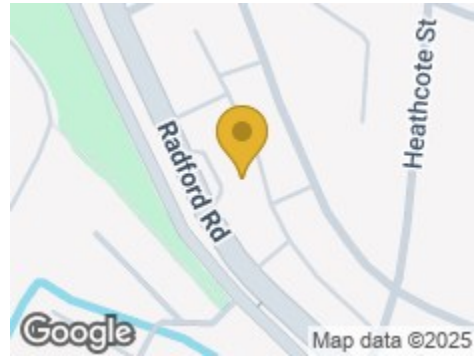


Road Map



Hybrid Map



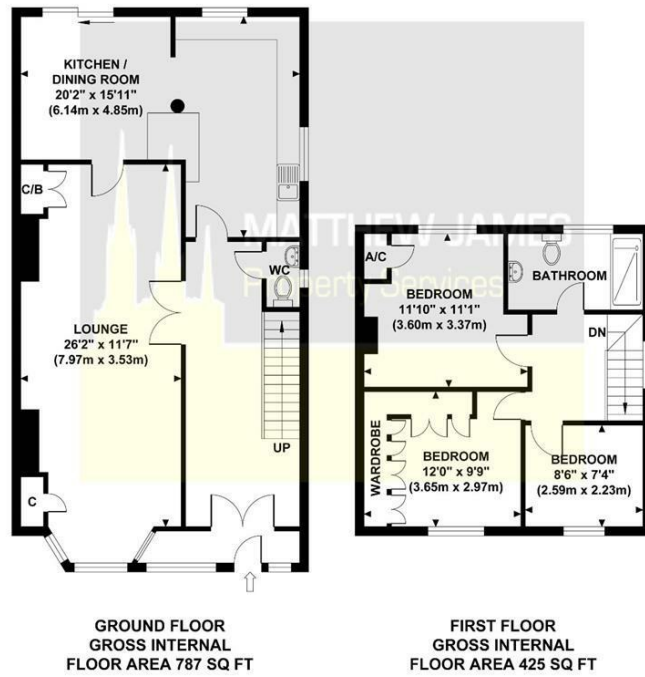
Terrain Map



**MATTHEW JAMES**  
Property Services

Floor Plan

**RADFORD ROAD**  
Approximate Gross Internal Area 1212 sq ft / 112.59 sq m

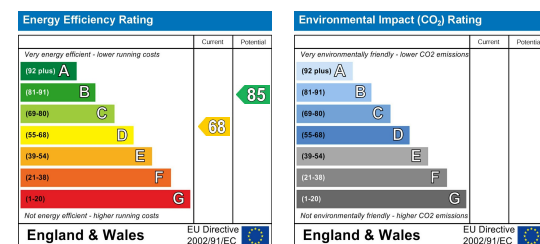


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Viewing

Please contact us on 02477 170170 if you wish to arrange a viewing appointment for this property or require further information.

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.



**446 Radford Road**

Radford, COVENTRY CV6 3AE

Offers Over £260,000



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## Front Garden

Laid mainly to block paving with raised decorative bed with access via dropped kerb for off road parking.

## Storm Porch

Being of dwarf wall and PVCu double glazed design and access through PVCu French doors leading to the:

## Entrance Hallway

Having stairs off to the first floor with under stairs storage and doors leading off to the:

## Ground Floor WC

4'9 x 2'5

Having a PVCu double obscure glazed window to the side elevation, low level flush WC, wash hand basin with tiling to all splash prone areas and storage area.

## Lounge Dining Room

26'2 x 15'11

Accessed via double French doors with a PVCu double glazed bay window to the front elevation. Storage cupboards have been built in to each side of the chimney breasts and further door with picture windows to the side leads to the:

## Open Plan Kitchen Dining Room

20'2 x 15'11

Having sliding patio doors to the front elevation, a PVCu double glazed window to the side and rear elevation, a range of wall, base and drawer units with roll top work surface over, built-in dishwasher, built-in washing machine, space for an American style fridge freezer, space for a dining table and seating and decorative tiling to all splash prone areas.

## First Floor Landing

Having a PVCu double glazed window to the side elevation, access to the loft area (having drop down ladder, boarded and lighting with a Velux window to the rear) and doors leading off to:

## Bedroom One

12' x 9'9

Having a PVCu double glazed window to the front elevation and built-in wardrobes to two walls.

## Bedroom Two

11'10 x 11'1

Having a PVCu double glazed window to the rear elevation and built-in cupboard to the one wall housing the Vailant central heating boiler (5 years old).

## Bedroom Three

8'6 x 7'4

Having a PVCu double glazed window to the front elevation.

## Family Shower Room

8'1 x 5'6

Having a PVCu double obscure glazed window to the rear elevation, walk-in shower enclosure, low level flush WC, wash hand basin, ladder style heated towel rail, personal hand held bidet hose and tiling to all four walls.

## Rear & Side Elevations

Being on a large corner plot with decked patio area, fenced perimeter, side area laid to lawn, car port / patio area and a large shed with windows and pedestrian door to the side.

