

**360°**  
VIRTUAL TOUR  
ONLINE  
VIEWING



Blackwatch Road, Radford, Coventry CV6 3GW  
Offers In The Region Of £160,000

**archerbassett**  
LETTINGS AND SALES

This three bedroom home requires updating and refurbishment and would make great project for the DIY enthusiast. Blackwatch is situated in the popular area of Radford and is located close to local amenities including the Jubilee Crescent shopping parade. In brief the property comprises of a large through lounge/diner, kitchen to rear with fitted wall and base units and integrated electric hob and gas oven. To the first floor is a part tiled family bathroom with white suite to include bath with shower over, W/C and hand wash basin and two double bedrooms and a single bedroom. Externally the property benefits from lawned gardens to front and rear and a further garage to rear for storage. The property offers great scope and potential to transform it into a lovely family home.

### Lounge/Diner

**23'8" 12'8" (7.23m 3.88m )**

Spacious through lounge / diner

### Kitchen

**7'11" x 14'5" (2.43m x 4.40m)**

Full width kitchen to rear with a range of wall and base units with integrated electric hob and gas oven.

### Bathroom

**5'5" x 5'10" (1.66m x 1.80m )**

Double glazed window to rear with privacy glass and white suite including bath with shower over, W/C and hand wash basin.

### Bedroom 1

**10'10"x 9'4" (3.32mx 2.86m)**

Good size double bedroom situated to the rear of the house

### Bedroom 2

**10'9" x 9'3" (3.29m x 2.83m)**

Further double bedroom situated to the front of the property

### Bedroom 3

**7'8" x 5'10" (2.36m x 1.78)**

Good size single bedroom situated to the front of the house.

### Viewings

Viewings are strictly by appointment only via Archer Bassett.

### 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.

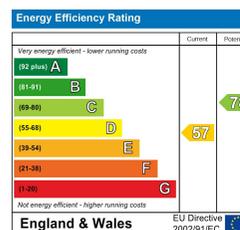
### Agent Notes

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.



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