

Telfer Road Radford Coventry CV6 3DJ
Offers Over £200,000

Benburys
SALES AND LETTINGS

Three bedroom semi-detached house in Radford. The property has a spacious lounge, modern fitted kitchen, bathroom with shower over bath and a conservatory. The generously sized garden has gated side access. Benefitting from gas central heating and double glazed windows. Council Tax band B. EPC rating D. Walking distance to Jubilee Crescent, schools and public transport.

Entrance
4'10" x 11'9" (1.498 x 3.583)

PVC door into the porch and a wooden door leading into the entrance hallway. Laminate flooring, double central heating radiator and doors leading into the lounge, kitchen and understairs cupboard.

Lounge
14'10" x 10'1" (4.543 x 3.079)

Laminate flooring, double central heating radiator and bay window to the front aspect.

Kitchen
15'6" x 8'0" (4.747 x 2.448)

Matching high gloss wall and base units with tiled splash backs, stainless steel sink with mixer tap, space for upright fridge/freezer, washing machine and dishwasher, integrated gas hob, electric oven and extractor, breakfast bar, vinyl flooring, double glazed window to rear aspect and French doors leading into the conservatory.

Conservatory
9'6" x 8'7" (2.917 x 2.632)

Tiled flooring, electric panel heater and French doors leading into the garden.

Bedroom 1
12'2" x 9'4" (3.720 x 2.864)

Carpeted floor, double central heating radiator and double glazed bay window to the front aspect.

Bedroom 2
11'2" x 9'2" (3.418 x 2.806)

Carpeted floor, double central heating radiator and double glazed window to the rear aspect.

DISCLAIMER

The details for this property advert are believed to be accurate but not all items shown in the photographs may be included and interested parties must not rely upon this advert or any other statement as being a representation of fact and must satisfy themselves by inspection or otherwise to the correctness of each of them. Benburys, or any of its employees, has authority to make or give any representation or warranty whatsoever in relation to the property. All verbal statements made in the course of negotiations are made on the same understanding. This advert does not form part of any contract not does it constitute property particulars.

Bedroom 3
7'9" x 5'11" (2.369 x 1.813)

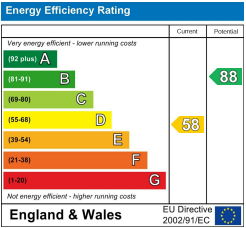
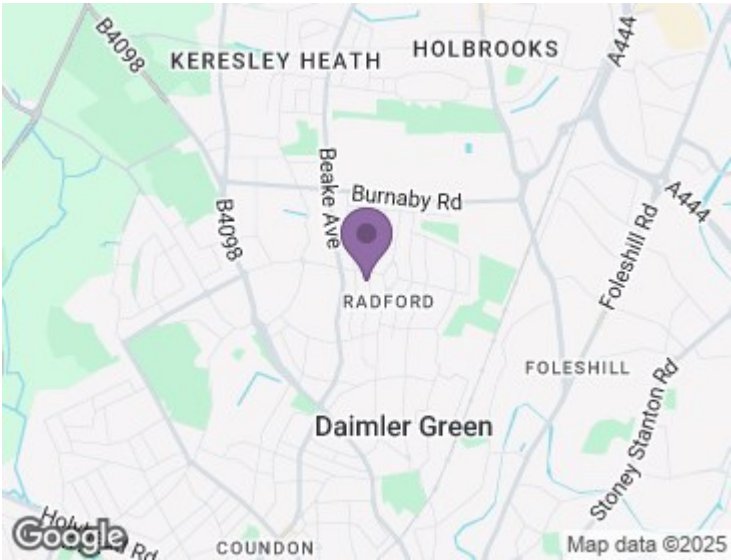
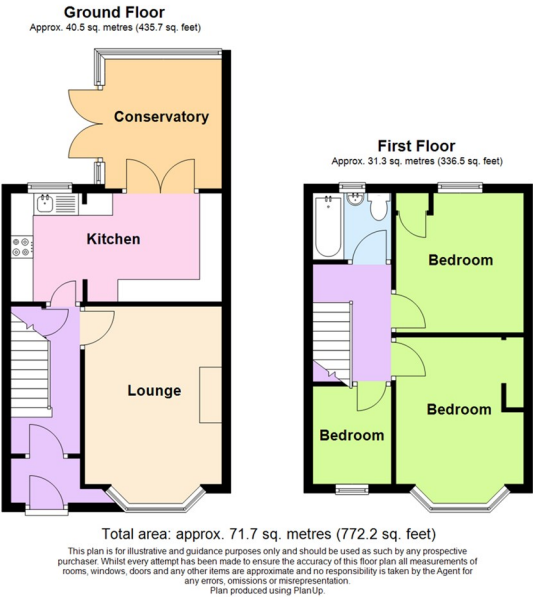
Carpeted floor, single central heating radiator and double glazed window to the front aspect.

Bathroom
5'1" x 4'10" (1.566 x 1.493)

Fitted with a modern white suite which features a panel bath with shower-mixer unit over and glass screen, low level W.C and wash basin. This fully tiled bathroom benefits from a heated towel rail, tiled flooring and a doubled glazed opaque window to rear aspect.

Garden
Generously sized garden with stoned patios and lawn. Side gate for access to the front of the property and fence surrounds.

Agent Notes
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Anti money laundering checks now have to be completed on both the buyer and the vendor.
2: These particulars do not constitute part or all of an offer or contract.
3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4: Potential buyers are advised to recheck the measurements before committing to any expense.
5: Benburys has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6: Benburys has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Benburys
SALES AND LETTINGS

20 Parkville Highway Coventry CV6 4HZ
Tel: 024 7666 1553
Email: enquiries@benburys.co.uk