



**Ashmore Road, Radford**  
**Asking Price £200,000**



A well-presented three-bedroom mid-terrace home offering an ideal opportunity for first-time buyers, growing family or investment purchase. Inside you'll find an entrance hallway leading to a comfortable lounge and a kitchen-dining area, an open, sociable space with plenty of potential. On the first floor are three good-sized bedrooms and a family shower room. Outside there is an enclosed rear garden, providing a private space for outdoor dining or relaxing.

The property is offered with no onward chain and vacant possession, allowing a straightforward move.

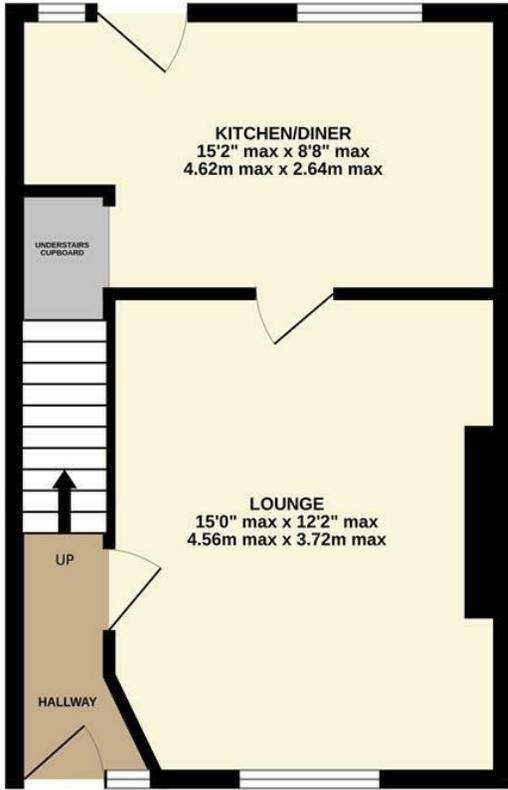
Located in a well-established residential neighbourhood of north-western Coventry, the house sits in a community with easy access to local shops, schools and amenities on the nearby main roads, ideal for day-to-day living. The area benefits from frequent bus services heading in to the city centre and beyond, making commuting convenient and practical.

- EPC Rating: C
- Mid-Terrace House
- 3 Bedrooms
- Lounge & Kitchen/Diner
- First Floor Shower Room
- Front & Rear Gardens
- Gas Central Heating & Double Glazing
- Convenient Location
- Council Band: A

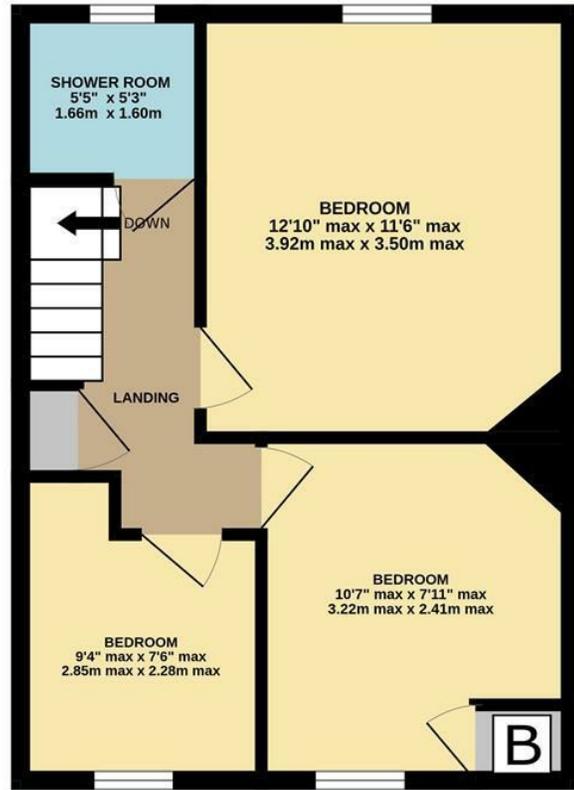




GROUND FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



1ST FLOOR  
398 sq.ft. (37.0 sq.m.) approx.



MID-TERRACE HOUSE

TOTAL FLOOR AREA : 751 sq.ft. (69.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			89
(69-80) C		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

PLEASE NOTE: General Information

We have been informed by the vendor that the tenure of the property is Freehold. However, you are recommended to have this information verified by your legal advisor at the earliest opportunity. All measurements are approximate and quoted in metric and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixture, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photos are produced for internal general information and it must not be inferred that any item would be included within the sale.