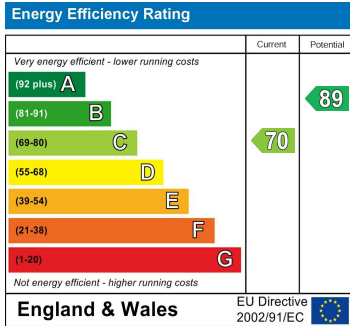


Floor Plan



EPC



DISCLAIMER
Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers. Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing
Strictly by arrangement through Shortland Horne. Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure
It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

Money Laundering
We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. 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.

Appliances
We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.



Shortland Horne Coventry City Centre
Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET

Other branches:
306 Walsgrave Road, Walsgrave, Coventry CV2 4BL
10 Euston Place, Leamington Spa CV32 4LJ

call: 02476 222123
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

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Sadler Road
Radford CV6 2LU



£165,000 Offers over | Bedrooms 3 Bathrooms 1

An ideal opportunity to acquire a very well maintained three bed terraced property in the sought after location of Radford. Ideal for the first time buyer market or investment market.

The property is fitted with double glazing and gas central heating and consists of a main entrance hallway, through lounge/diner with feature fire place with inset gas fire. This leads to a lean to conservatory which has plumbing for washing machine etc. There is a modern kitchen with a full range of beech effect floor and wall mounted units, integrated four ring gas hob with extractor fan over and single oven below, space for an upright fridge/freezer it has ceramic tiles, wall and floor surround.

To the first floor there are three bedrooms, two good sized doubles and a single. It has a family bathroom with a modern white suite with mixer shower over the bath. Outside there are gardens to front and rear. The front is tiered with mature boarders and a paved path to front door. The rear is fully enclosed, it's mainly laid to lawn with mature boarders with useful wooden storage shed.

An internal inspection is highly recommended.



GROUND FLOOR		Bedroom	11'10" x 10'11"
Entrance Hall		Bedroom	8'0" x 6'4"
Lounge / Diner	22'11" x 10'9"	Bathroom	
Lean To	6'0" x 7'6"		
Kitchen	14'10" x 6'1"		
FIRST FLOOR			
Bedroom	11'0" x 10'2"		