



## Sadler Road , Coventry, CV6 2LU Offers over £230,000

Nestled on Sadler Road in Coventry, Offered with No Upward Chain. this charming mid-terraced house offers a delightful blend of comfort and convenience. With its prime location, residents will find themselves just a stone's throw away from local shops, making daily errands a breeze.

Upon entering, you are welcomed by a spacious entrance hallway that features a handy storage cupboard, perfect for keeping your home organised. The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining. The fitted kitchen/diner is a wonderful area for family meals and gatherings, while the bathroom, equipped with a shower, ensures practicality for everyday living.

This home comprises three well-proportioned bedrooms, with the main bedroom featuring built-in wardrobes, offering both style and functionality. The property benefits from gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year.

Outside, you will find both front and rear gardens, providing a lovely outdoor space for gardening or enjoying the fresh air. Additionally, a garage at the rear adds further convenience, perfect for parking or extra storage.

- No Upward Chain
- Three Bedrooms
- Refitted Kitchen Diner
- Rear Access to a Garage

### Viewing

Please contact our Evans Estates Office on 02476333363 if you wish to arrange a viewing appointment for this property or require further information.



3



1



2



C



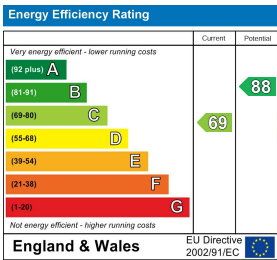
Floor Plan



Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

47 Headington Avenue, Coventry, West Midlands, CV6 2GX  
Tel: 02476333363 Email: [info@evans-estates.co.uk](mailto:info@evans-estates.co.uk) <https://www.evans-estates.co.uk>