



## Grangemouth Road Radford, Coventry, CV6 3FB Offers over £180,000

\* Great first time buy property offered with no chain \* The property boasts two open plan reception rooms, providing ample space for relaxation and entertaining. The fitted kitchen is conveniently located, making meal preparation a delight. Upstairs, you will find two generously sized double bedrooms, perfect for restful nights and personal retreats. The bathroom is also situated on this level, ensuring convenience for all residents.

Outside, the property features both front and rear gardens, offering a lovely outdoor space for gardening enthusiasts or those who simply wish to enjoy some fresh air. Additionally, a garage at the rear provides valuable storage or parking options.

The location is particularly advantageous, with a variety of shops and schools within easy reach, making it ideal for families and professionals alike. This delightful home combines traditional charm with modern convenience, making it a must-see for anyone looking to settle in this thriving community. Don't miss the chance to view this lovely property and envision your future here.

- Great First Time Buy
- Offered With No Chain
- Two Reception Rooms and Kitchen
- Two Double Bedrooms
- Family Bathroom
- Front and Rear Gardens
- Garage to the rear

### Viewing

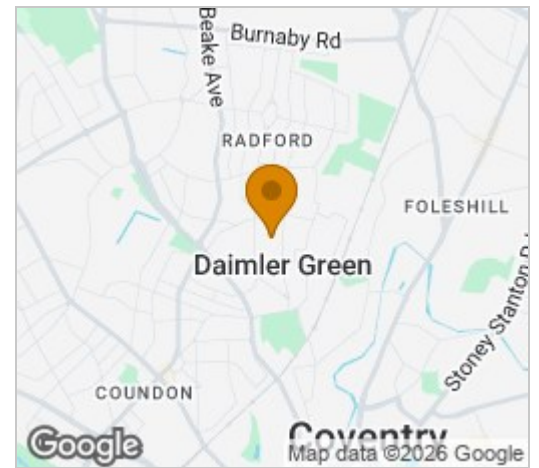
Please contact our Evans Estates Office on 02476333363 if you wish to arrange a viewing appointment for this property or require further information.



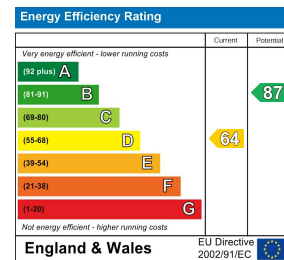
## Floor Plan



## 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 firm's 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 https://www.evans-estates.co.uk**