



**EDWARD KNIGHT**  
ESTATE AGENTS

438 RADFORD ROAD, COVENTRY, CV6 3AE

£220,000







#### PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this fully refurbished three-bedroom home with landscaped gardens in Radford.

This perfectly presented family home has been carefully renovated throughout the two-storey accommodation, which includes a beautiful modern kitchen and bathroom, living room with bay window, dining room overlooking the rear garden, utility room, ground floor WC and eye-catching original quarry tiled floor. The first floor boasts three sizeable, well-proportioned bedrooms and a family bathroom. The property has also been fully rewired and boasts uPVC double glazing and a new central heating system.

The front garden is fully enclosed by timber fencing. The rear garden has been landscaped perfectly to include two seating areas and a large lawned garden. There is also the addition of a shed to the rear for storage.

Viewings for this NO CHAIN property are strictly by appointment with Edward Knight's Rugby offices.



#### VIEWINGS

Viewings for this property will take place on Saturday 26th April 2025, please call Edward Knight Rugby offices to organise your appointment time.

## LOCATION

Radford consists of four neighbourhoods: Radford Diamond, East Radford, West Radford, and Canal Basin. Radford Diamond is located approximately one mile to the northwest of Coventry city centre and is bounded by Barkers Butts Lane, Lawrence Saunders Road and the Radford Road with the Coventry-Nuneaton railway forming the southern boundary.

Radford Road is home to several small shops and various amenities. Radford's other main shopping area is Jubilee Crescent in the northern part of Radford, which also hosts a library, community centre and doctors' surgery as well as many local businesses and branches of national retail chains like Tesco and Asda.

## SCHOOLS

St Augustine's Catholic Primary is 0.3 miles  
Hill Farm Primary School 0.3 miles  
Hollyfast Primary School 1.6 miles  
Coundon Court School 1.8 Miles  
Barras Hill School 0.9 miles.









#### ENTRANCE PORCH

#### ENTRANCE HALL

#### LIVING ROOM

13' 8" x 11' 1" (4.17m x 3.38m)

#### DINING ROOM

11' 8" x 9' 0" (3.56m x 2.74m)

#### KITCHEN

10' 9" x 5' 10" (3.28m x 1.78m)

#### GROUND FLOOR WC

#### UTILITY ROOM



#### FIRST FLOOR

#### LANDING

#### MASTER BEDROOM

11' 8" x 10' 11" (3.56m x 3.33m)

#### BEDROOM TWO

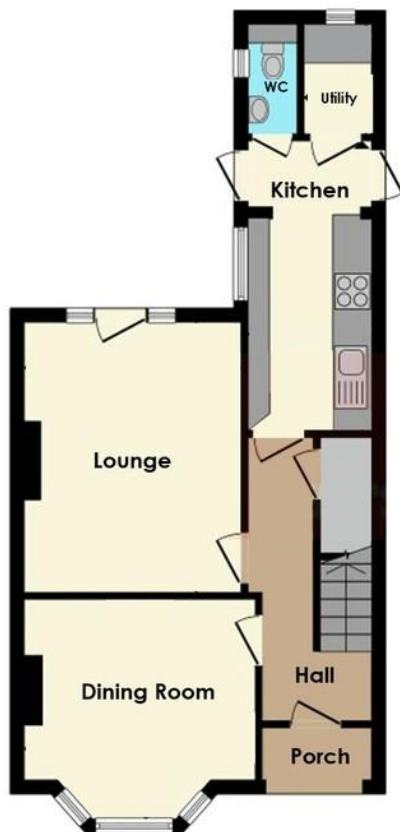
11' 8" x 11' 1" (3.56m x 3.38m)

#### BEDROOM THREE

8' 7" x 8' 3" (2.62m x 2.51m)

#### FAMILY BATHROOM





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		