

Road Map



Hybrid Map



Terrain Map

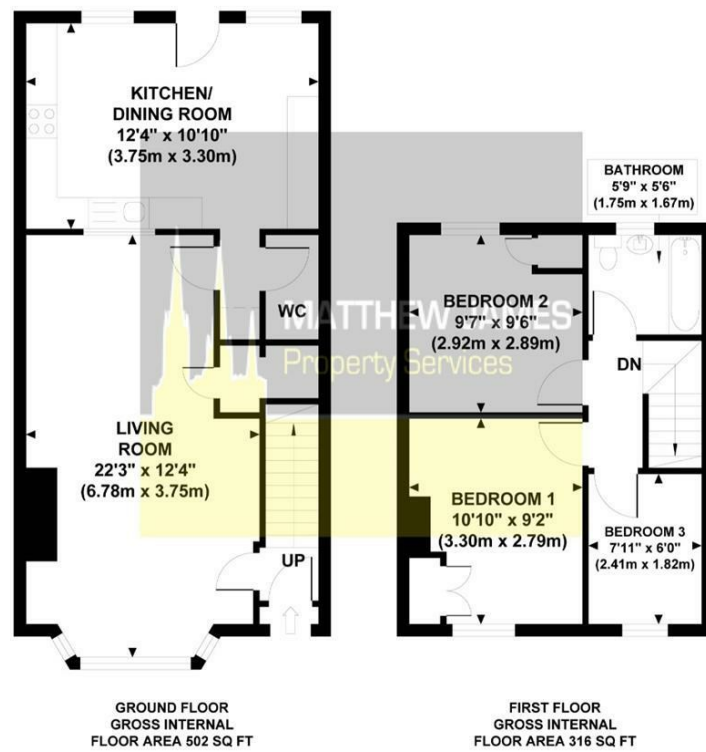


**MATTHEW JAMES**  
Property Services

Floor Plan

**YELVERTON ROAD**

Approximate Gross Internal Area 818.0 sq ft / 76.0 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.



**111 Yelverton Road**

Radford, Coventry CV6 4AG

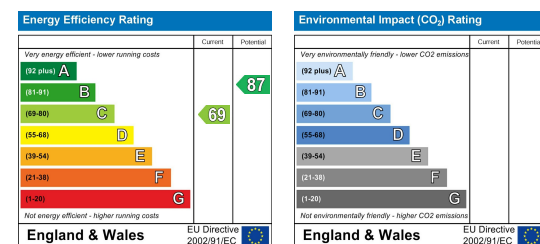
**£179,995**



Viewing

Please contact us on 02477 170170 if you wish to arrange a viewing appointment for this property or require further information.

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.

CONTACT INFORMATION

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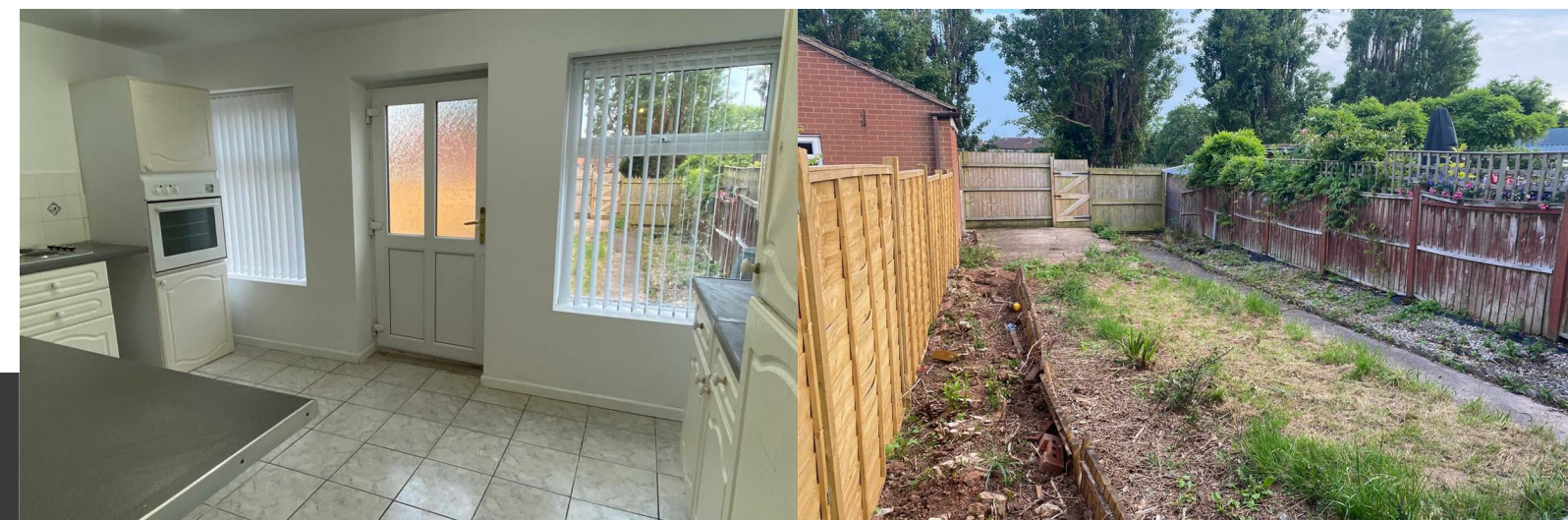
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# 111 Yelverton Road

Radford, Coventry CV6 4AG

£179,995



## Front Garden

Laid mainly to gravel with fenced perimeters and access through the storm porch into the:

## Entrance Hallway

Having stairs off to the first floor and door leading to the:

## Lounge Dining Room

22'3 x 12'4

Having a double glazed bay window to the front elevation, large under stairs storage cupboard, window to the kitchen area and door leading to the:

## Inner Lobby

Having storage area, opening to the kitchen dining room and further door that leads to the:

## Ground Floor Cloakroom

(Not Measured) Having a low level flush WC and wash hand basin.

## Extended Kitchen Dining Room

12'4 x 10'10

Having two PVCu double glazed windows and PVCu double glazed door to the rear elevation, a range of wall, base and drawer units with roll top work surface over, space for a fridge freezer, built-in oven, electric hob, space and plumbing for a washing machine / tumble dryer or dishwasher. There is also tiling to all splash prone areas.

## First Floor Landing

Having access to the loft area, balustrade and doors leading off to:

## Bedroom One

10'10 x 9'2

Having a PVCu double glazed window to the front elevation and built-in wardrobe (and matching drawers) to the one wall.

## Bedroom Two

9'7 x 9'6

Having a PVCu double glazed window to the rear elevation and cupboard housing the central heating boiler.

## Bedroom Three

7'11 x 6'

Having a PVCu double glazed window to the front elevation.

## Family Bathroom

5'9 x 5'6

Having a PVCu double obscure glazed window to the rear elevation, panel bath with shower over, pedestal wash hand basin, low level flush WC and tiling to all four walls.

## Rear Garden

Having fenced perimeter, lawned area with gate that leads to the rear entry that has vehicular access.

