



**99 Yelverton Road, Coventry, CV6 4AG**  
**O.I.R.O £195,000**

DOUBLE GARAGE & BUILT-IN OFFICE... TWO DOUBLE BEDROOMS... EXTENDED KITCHEN... GROUND FLOOR SHOWER ROOM... UPSTAIRS FAMILY BATHROOM... THROUGH LOUNGE DINING ROOM... A fantastic opportunity to own your very first property or to add to your property portfolio with this lovely two double bedroom property in Radford. Basically comprising of through lounge dining room, ground floor shower room, extended kitchen, two double bedrooms, family bathroom, rear garden with veranda and purpose built double garage with built-in office space for those that can / have to work from home. Double glazed and gas centrally heated, this property is all ready to go! Close to all amenities including the Arena Park Shopping Centre, Jubilee Crescent, main bus routes to Coventry City Centre and the motorway network is just a short drive away for those that commute.

Does it sound like your new home? Call us now to book your immediate viewing.

### **Front Garden**

Having a hardstanding with part fenced border and step up leads to the:

### **Storm Porch**

With PVCu double glazed feature door through which leads to the:

### **Entrance Hallway**

Having stairs off to the first floor and sliding glazed door leads to the:

### **Lounge Dining Room**

**22'10 x 12'4 (6.96m x 3.76m)**

Having a PVCu double glazed bay window to the front elevation, French doors that lead to the kitchen and sliding door that leads to the:

### **Inner Lobby**

Having under stairs storage and further door that leads to the:

### **Ground Floor Shower Room**

**5'5 x 5'3 (1.65m x 1.60m)**

Having a PVCu double obscure glazed window to the rear elevation, walk-in corner shower enclosure, low level flush WC and corner wash hand basin

### **Extended Kitchen**

**12'6 x 8'8 (3.81m x 2.64m)**

Having a PVCu double glazed window to the rear elevation, PVCu double obscure glazed door that leads to the rear garden area, a range of wall, base and drawer units with roll top work surface over, space for a fridge freezer, integrated oven with four ring gas hob and extractor over, space and plumbing for a washing machine and modern tiling to all splash prone areas.

### **First Floor Landing**

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

### **Bedroom One**

**15'7 x 10'10 (4.75m x 3.30m)**

Having two PVCu double glazed windows to the front elevation.

### **Bedroom Two**

**9'6 x 9'5 (2.90m x 2.87m)**

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

### **Family Bathroom**

**5'9 x 5'6 (1.75m x 1.68m)**

Having a PVCu double obscure glazed window to the rear elevation, panel bath with shower attachment

over, low level flush WC, pedestal wash hand basin and modern tiling to all four walls.

### **Rear Garden**

Having a fenced perimeter, covered paved patio area, lawn and paved pathway leads to the:

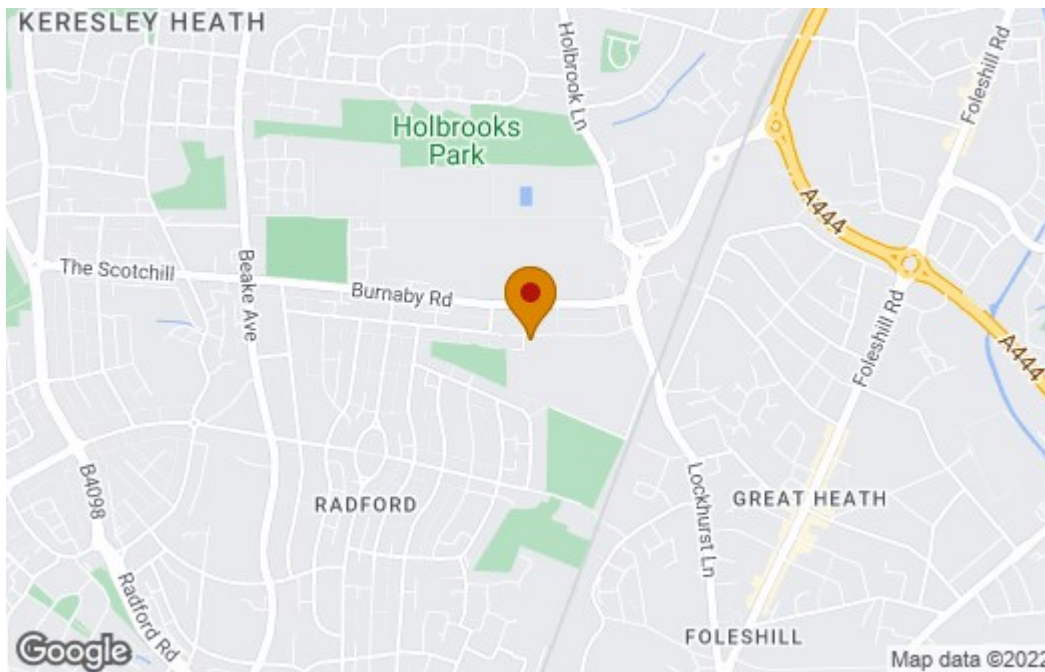
### **Double Garage / Workshop & Office**

**19' x 14' (5.79m x 4.27m)**

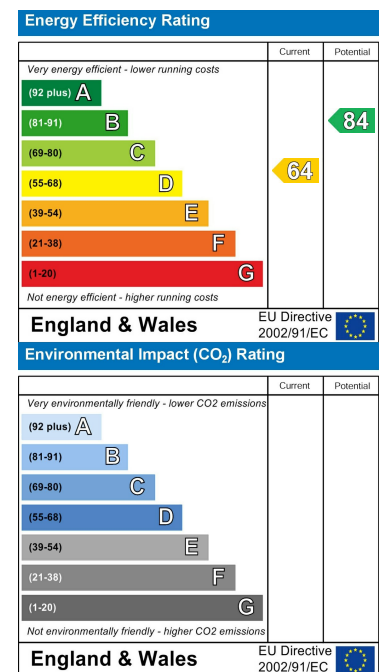
Being purpose built garage / workshop with PVCu double glazed window and door to the front elevation, electric up and over garage door, power, lighting and separate office with built-in desk and fed with Cat 5 internet cabling. Perfect for those that need to work from home. There is also vehicular access.

# 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.

### CONTACT INFORMATION

📍 24a Warwick Row, Coventry CV1 1EY

☎ 02477 170170

✉ info@matthewjames.uk.com

🌐 www.matthewjames.uk.com

📘 Facebook

🐦 Twitter