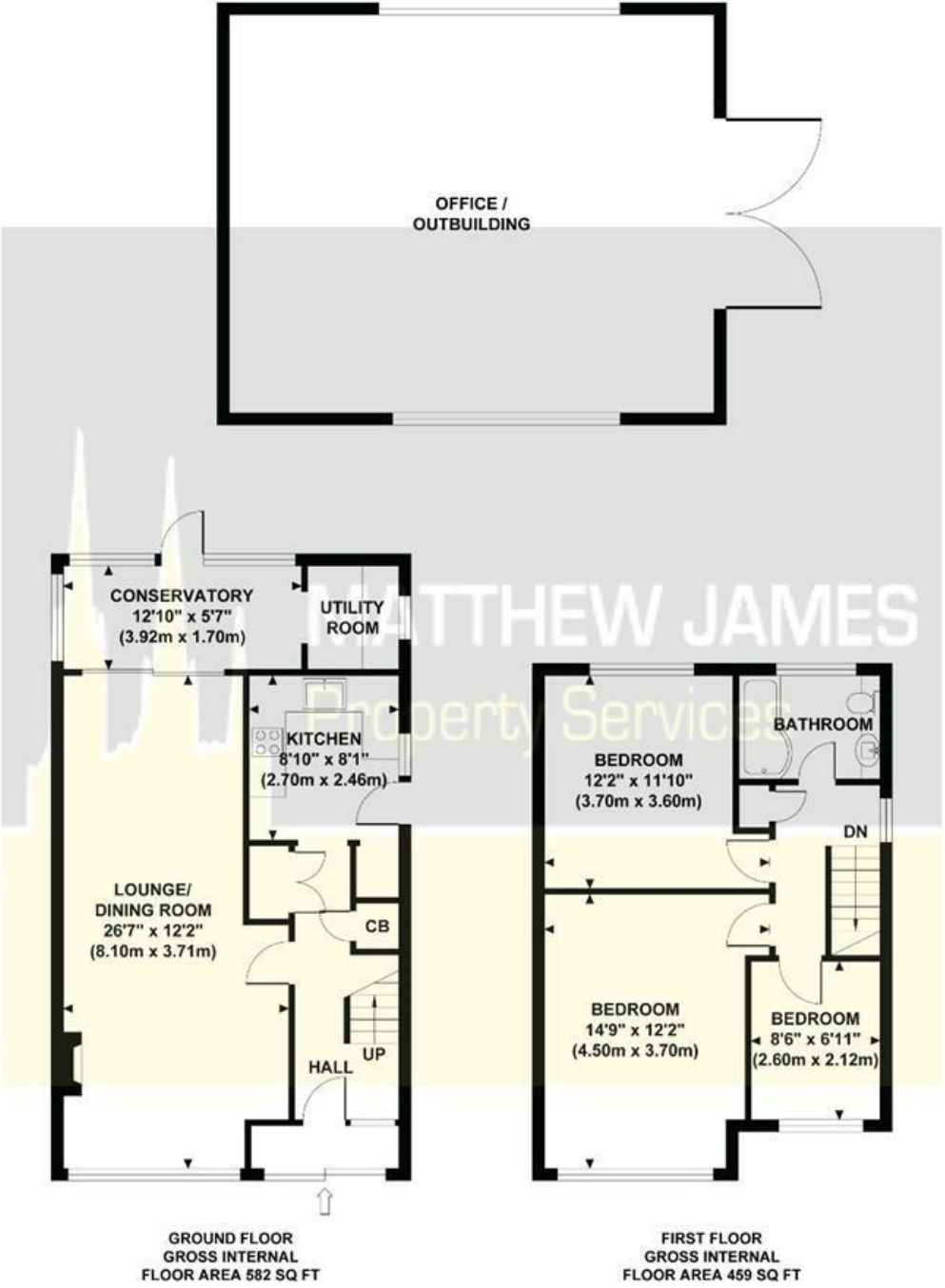
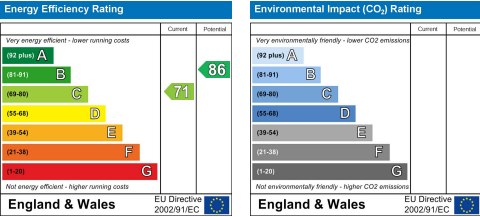


72 YARNINGALE ROAD
Approximate Gross Internal Area 1041 sq ft / 96.70 sq m
(Excluding Outbuilding)



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.

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.



MATTHEW JAMES
Property Services



72 Yarningale Road
Willenhall, Coventry CV3 3EQ

This beautiful three bedroom semi-detached property will not disappoint and viewing is strongly advised. The property has been highly improved throughout, ready to move into and would make the perfect family home. Planning permission in place for an additional downstairs bedroom/study with shower room. Situated on Yarningale Road a popular and convenient residential area, walking distance to local schools, Airport Retail Park, plenty of local amenities and JLR Whitley. Superb road access to A46, M6, M1 and M69.

Entrance porch takes you into the entrance hallway with under stairs cupboard, door into the fitted kitchen with a range of storage cupboards, integrated oven, hob, extractor fan, space for fridge freezer and door out to the rear garden. Open plan lounge diner an inviting space where you will immediately feel at home. Flooded with natural light, modern feature fireplace and sliding doors out to the full width conservatory and utility room, housing the boiler and space for separate washing machine and tumble dryer.

Upstairs hallway landing, modern family bathroom, two double bedrooms and a further single bedroom. Loft access via ladder a great space with two Velux sky lights.

CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY

02477 170170

info@matthewjames.uk.com

www.matthewjames.uk.com

Facebook

Twitter

Offers Over £260,000

72 Yarningale Road

Willenhall, Coventry CV3 3EQ

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- LOVELY THREE BEDROOM PROPERTY
 - MODERN BATHROOM
 - CONVENIENT LOCATION
- SEMI-DETACHED
 - PLANNING PERMISSION IN PLACE (ASK FOR DETAILS)
 - GARAGE & DRIVEWAY
- LOUNGE / DINER
 - CONSERVATORY
 - SEPARATE OFFICE / GARDEN STUDIO

- Driveway**

Entrance porch

Entrance Hallway

Lounge/ Diner
26'7 x 12'2 (8.10m x 3.71m)

Fitted Kitchen
8'10 x 8'1 (2.69m x 2.46m)

Utility Room

Conservatory
12'10 x 5'7 (3.91m x 1.70m)

Bedroom One
14'9 x 12'2 (4.50m x 3.71m)

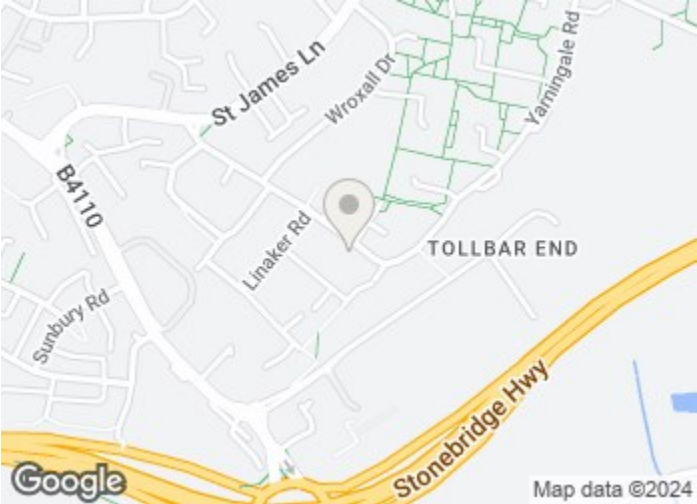
Bedroom Two
12'2 x 11'10 (3.71m x 3.61m)
- Bedroom Three**
8'6 x 6'11 (2.59m x 2.11m)

Family Bathroom

Garage

Office / Studio

Rear Garden



Directions

