



56 Yarningale Road, Coventry, CV3 3EQ

Offers Over £225,000

Fantastic Opportunity: Large Corner Plot Semi-Detached Home

Welcome to this fantastic opportunity to purchase a spacious semi-detached home situated on a large corner plot on Yarningale Road, Willenhall. This property presents scope for modernization and extension (subject to planning permission), making it an ideal project for those looking to create their dream family home. This vacant home comes with no chain, offering a seamless move for a growing family. Located in a highly sought-after area, you'll benefit from close proximity to local schools and amenities right on your doorstep.

Additionally, the property is within walking distance to The Retail Shopping Park and conveniently located for workers at Jaguar Land Rover Whitley.

The accommodation briefly comprises an entrance porch leading into a spacious hallway, a generous size lounge through dining room, and a well-appointed kitchen with a lovely view of the rear garden and direct access to it. Upstairs, you'll find two double bedrooms and a single room, alongside a modern shower room featuring a walk-in shower. Externally, the property boasts beautifully landscaped gardens to the front, sides, and rear. The rear garden includes gated access to the garage and hard standing, providing convenient off-road parking for your vehicle. The property does benefit from gas central heating and double glazing.

While modernization is required, this is a fabulous opportunity to collect the keys and create a home perfectly tailored to you and your family. Don't miss out on this rare find!

Approach/ Front Garden



Porch



Entrance Hallway



Lounge/ Dining

26'2 x 12'2 (7.98m x 3.71m)



Kitchen

8'6 x 8'6 (2.59m x 2.59m)



Upstairs Landing



Bedroom One

14'6 x 10'4 (4.42m x 3.15m)



Bedroom Two

11'8 x 9'8 (3.56m x 2.95m)



Bedroom Three

8'6 x 7'8 (2.59m x 2.34m)



Shower Room

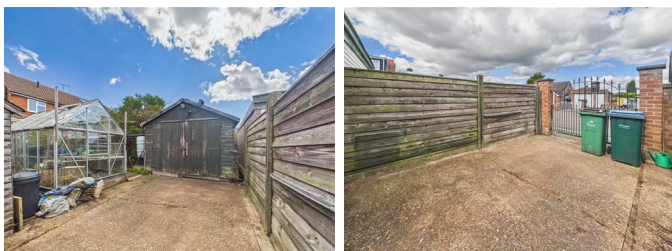
8'3 x 5'4 (2.51m x 1.63m)



Rear Garden

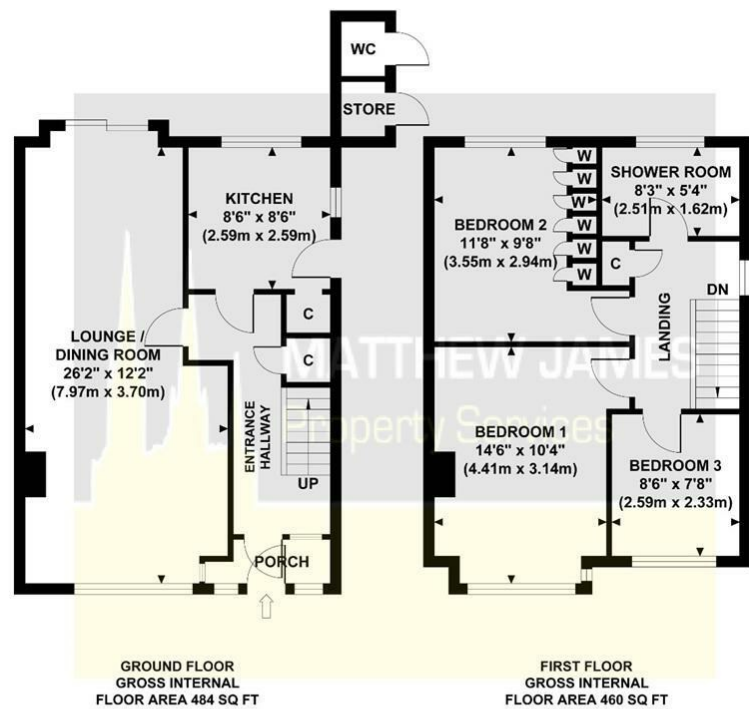


Garage & Hard Standing



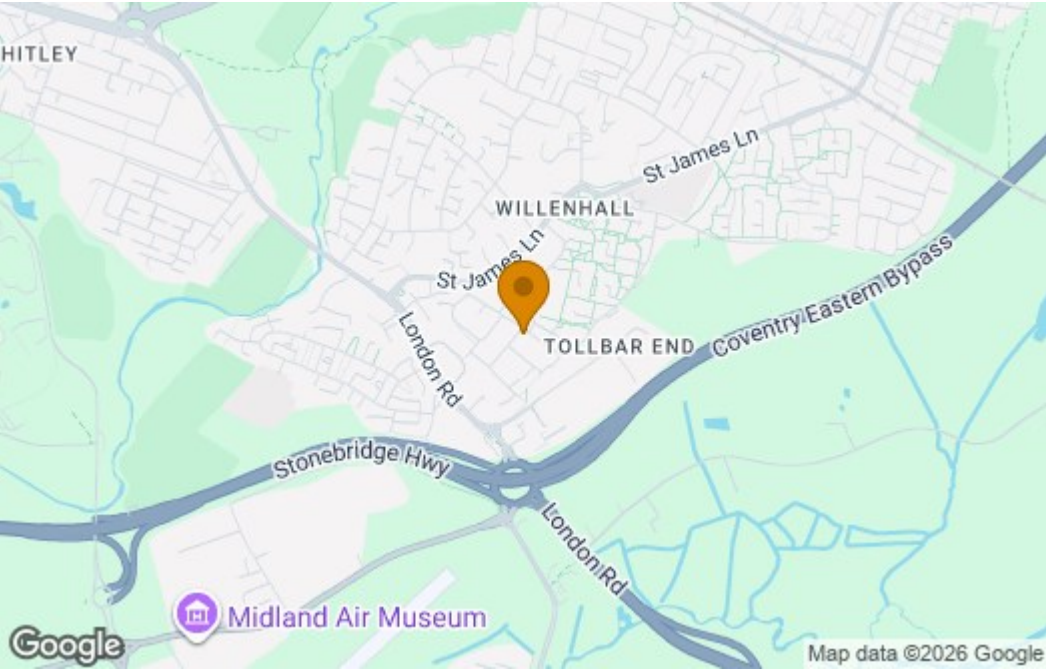
Floor Plan

56 YARNINGDALE ROAD
Approximate Gross Internal Area 944 sq ft / 87.70 sq m

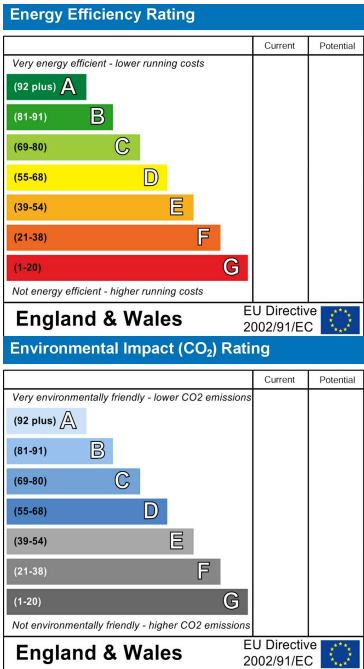


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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