



17 Yewdale Crescent, Coventry, CV2 2FF Offers Over £150,000

Wow! Fabulous Opportunity... Huge Rear Garden...Lounge with Dual Aspect Windows... Family Bathroom...Two Double Bedrooms...Kitchen Diner...Gas Central Heating... PVCu Windows and Doors. Located in the Potters Green area, we're so excited to bring this semi detached property to the market.

In need of some tender loving care and modernisation, this property has bags of potential to improve and extend, subject to planning permissions of course. It's an ideal investment or for those looking to create their new home.

The ground floor comprises of a spacious front lounge and kitchen / diner to the rear. Upstairs, there are two double bedrooms, and family bathroom. The very spacious master bedroom also benefits from built in storage cupboards.

Outside, the property sits on a very generous sized plot. The front garden is mainly laid to lawn with borders and paved walkway.. To the rear of the property you'll find a superb sized garden space with a paved patio and lawn area. Parking is currently found on the street but plenty of room to create off road parking (subject to approvals)

Potters Green is a very popular residential area to the northeast of the city centre. Minutes from the University Hospital and served by a fantastic range of local and high street shops, leisure facilities and schools. Really good transport links with junction 2 of the M6 a short distance away for those commuters.

Entrance Hallway

With laminate flooring and stairs to the first floor, doors leading to

Lounge

13'9" x 13'9" (4.20 x 4.20)

To the front aspect, a great sized room, with dual aspect windows and feature gas fireplace, the balance is perfect to kick back and relax no matter what the weather is outside.

Kitchen Diner

13'9" x 12'1" (4.20 x 3.70)

To the rear aspect with radiator, fitted kitchen units, integrated hob, oven and extractor fan., space and plumbing for those much needed appliances, under stair storage cupboard, tiled to splash prone areas, space for dining table and door out to the rear garden.

Bedroom One

13'9" x 10'5" (4.20 x 3.20)

To the front aspect, this room is the whole width of the house, large PVCU window, radiator and built in storage area.

Bedroom Two

10'9" max x 8'10" max (3.30 max x 2.70 max)

To the rear aspect with radiator and PVCu window, another good sized bedroom

Family Bathroom

To the rear aspect with low level WC, wash hand basin, bath with shower over, towel rail and obscure PVCu window.

Front Garden

A very spacious frontage, with a mixture of paving, greenery and borders - plenty of room to create off road parking if required.

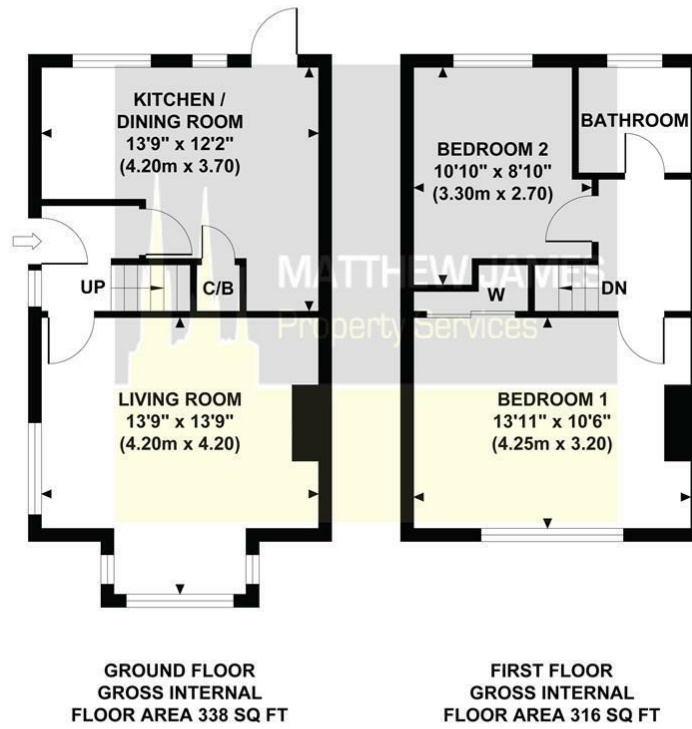
Rear Garden

Accessed via the side gate or kitchen, this huge rear garden benefits from a large paved patio area and mostly laid to lawn. The possibility's are endless in this space, just imagine the fun outdoor living.

Floor Plan

YEWDALE CRESCENT

Approximate Gross Internal Area 654 sq ft / 60.8 sq m

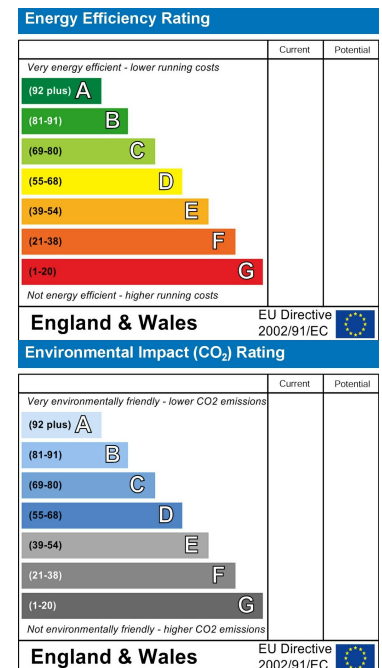


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Area Map



Energy Efficiency Graph



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