

Road Map



Hybrid Map



Terrain Map

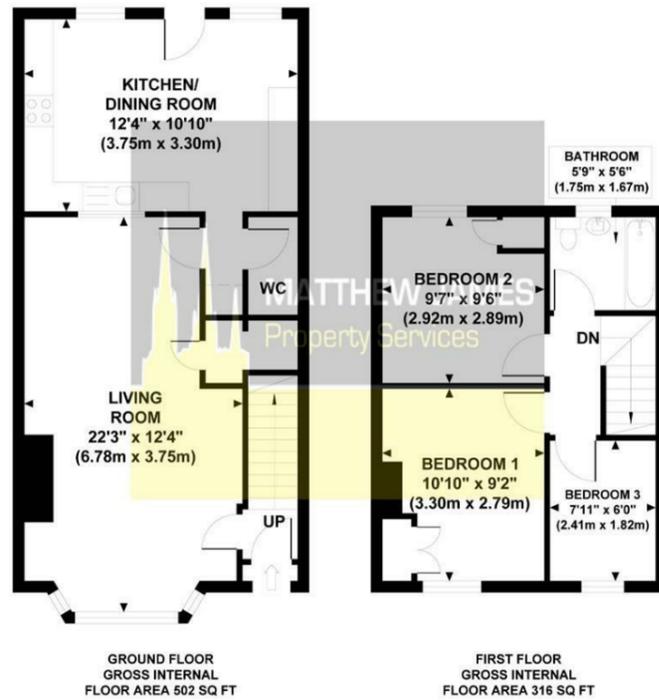


**MATTHEW JAMES**  
Property Services

Floor Plan

**YELVERTON ROAD**

Approximate Gross Internal Area 818.0 sq ft / 76.0 sq m

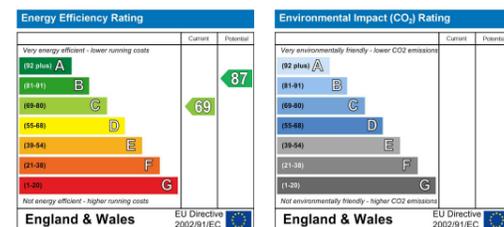


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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



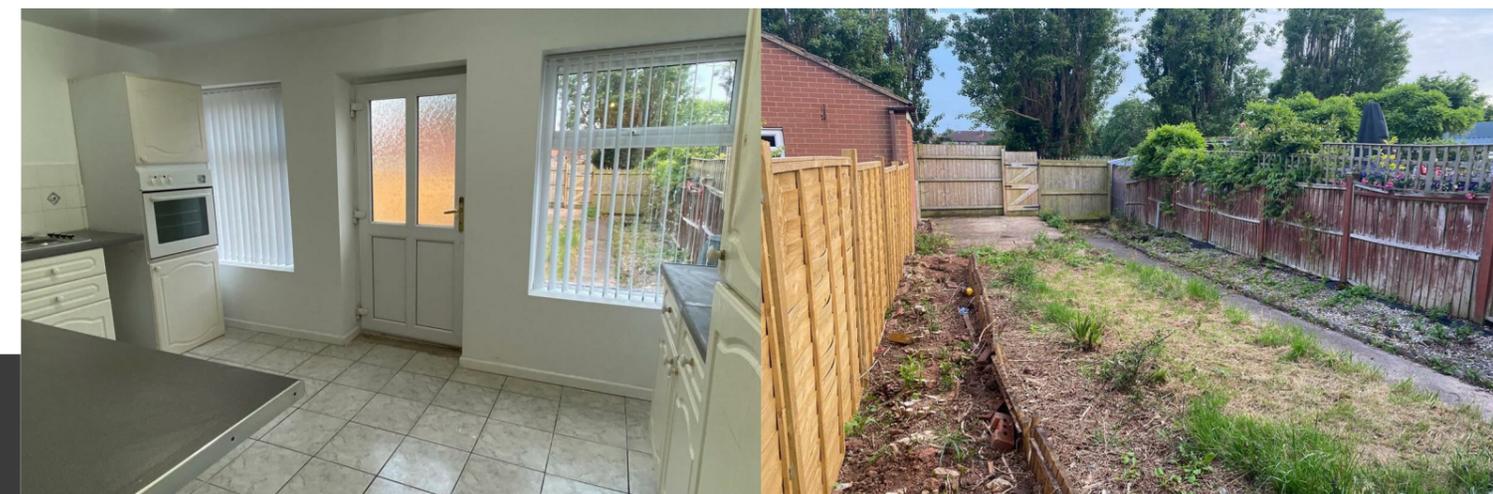
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**111 Yelverton Road**

Radford, Coventry CV6 4AG

£179,995



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## 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.

