



128 Yewdale Crescent, Coventry, CV2 2FT
Offers Over £235,000

THREE BEDROOMS... SEMI DETACHED... GREAT LOCATION... CLOSE TO ALL AMENITIES... OPEN PLAN KITCHEN AND DINING ROOM... OFF ROAD PARKING TO THE FRONT... GARAGE TO REAR... PERFECT FOR THE FIRST TIME BUYER OR INVESTMENT PURCHASE... PVCU DOUBLE GLAZING AND CENTRAL HEATING... PERFECT FOR UNIVERSITY HOSPITAL... CLOSE TO MOTORWAY LINKS. Located in the heart of Potters Green, this lovely property really does need to be viewed to appreciate everything that is being offered for sale. Briefly comprising of off road parking, storm porch, lounge, dining area and open plan modern kitchen with integrated washing machine and dishwasher, three bedrooms (with larger than average third bedroom), family bathroom with shower over bath, rear garden and a garage. Close to good primary and secondary schools, University Hospital and motorway links for those that commute. Does this sound like it could be your next home? Call us now to book your viewing!

Front Garden

Having off road parking accessed via a dropped kerb with fenced perimeters and a lawn to the side. Access through the composite door leads to the: l

Porch

(Not Measured) Being of dwarf wall and PVCu design with PVCu doubleglazed windows to the side. A further glazed door leads to the:

Lounge

16'11 x 12'5 (5.16m x 3.78m)

Having a PVCu double glazed bay window to the front elevation, PVCu double glazed window to the side elevation, stairs off to the first floor, feature real flame gas fire with hearth, mantle and surround to the one wall and timber glazed French doors leading to the:

Dining Area

Having sliding double glazed patio doors to the rear elevation and opening to the:

Open Plan Kitchen Area

17'5 x 16'11 (5.31m x 5.16m)

Having PVCu window to the rear elevation, PVCu obscure glazed door to the side, a range off wall, base and drawer units with beautiful Granite work surface over with up stand, integrated washing machine and dishwasher with with space for a tumble dryer, electric hob, waist height oven, integrated wine cooler and space for a table and chairs.

First Floor Landing

Having a PVCu double glazed window to the side elevation and doors leading off to:

Bedroom One

11'3 x 11' 1 (3.43m x 3.35m 0.30m)

Having PVCu window to rear elevation with modern fitted wardrobe to the one wall.

Bedroom Two

12'6 x 9'0 (3.81m x 2.74m)

Having PVCu window to front elevation and open cupboard space.

Bedroom Three

9'3 x 7'8 (2.82m x 2.34m)

Having PVCu window to front elevation.

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 Mira Sport shower over, vanity flush WC and wash hand basin with modern tiling to all four walls.

Rear Garden

Fenced perimeter with a paved pathway, secure pedestrian gate to the rear and access to the:

Garage

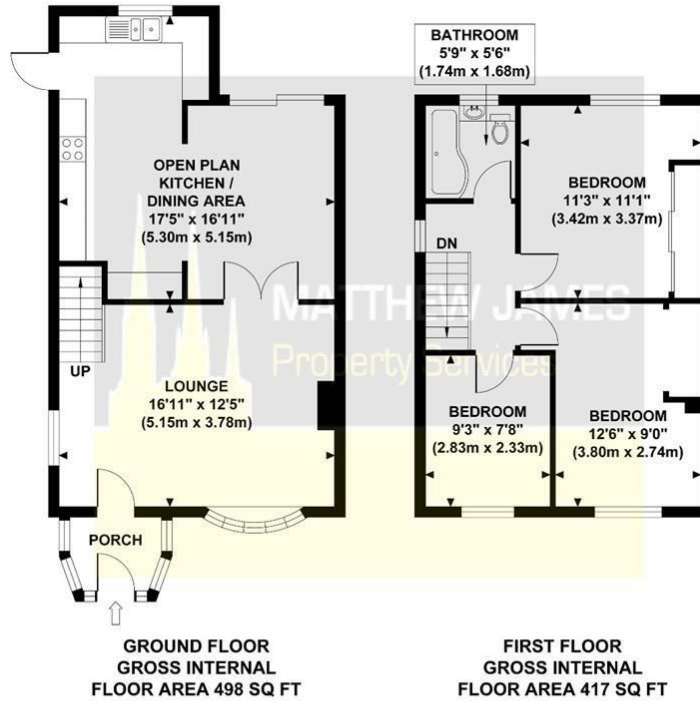
(Not Measured) Having side pedestrian door and up and over door to the rear. (Please note that the rear garden is work in progress and hasn't been photographed yet.

Floor Plan

YEWDALE CRESCENT

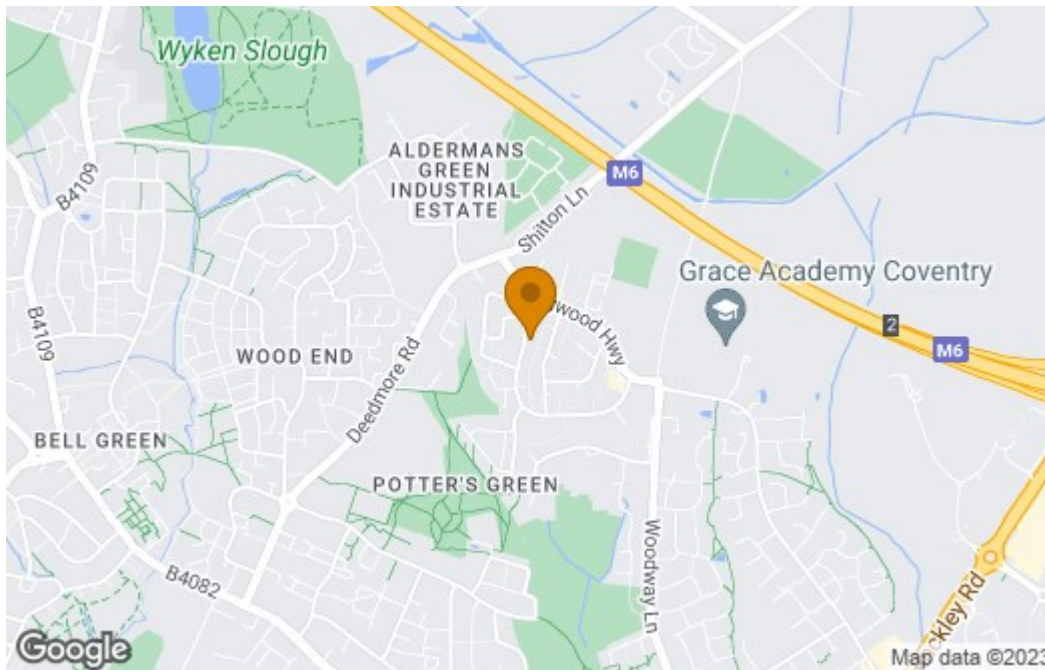
Approximate Gross Internal Area

915 sq ft / 85.0 sq m

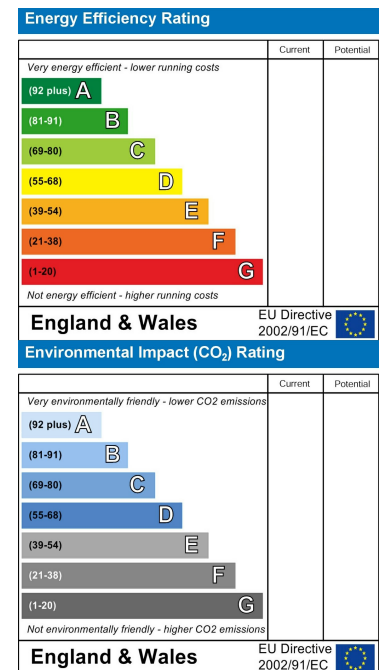


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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