



72 Yarningale Road, Coventry, CV3 3EQ Offers Over £260,000

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.

Externally to the front laid lawn and driveway with secure, gated side access to the garage and the beautiful rear garden which is the perfect place to soak up some sun. South facing artificial grass, private decking area and easy access into the garage. To the rear a fantastic outbuilding with two windows, double doors and power supply, currently used as an office so perfect if you need to work from home.

A desirable property, convenient location, not to be missed. Call now to book your viewing today and avoid disappointment.

Driveway



Conservatory

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



Entrance porch

Entrance Hallway



Bedroom One

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



Lounge/ Diner

26'7 x 12'2 (8.10m x 3.71m)



Fitted Kitchen

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



Bedroom Two

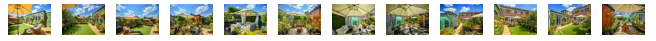
12'2 x 11'10 (3.71m x 3.61m)



Utility Room

Bedroom Three

8'6 x 6'11 (2.59m x 2.11m)



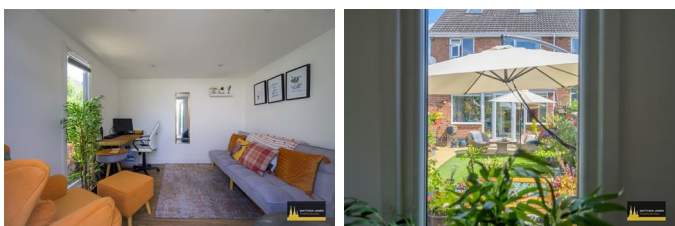
Family Bathroom



Garage



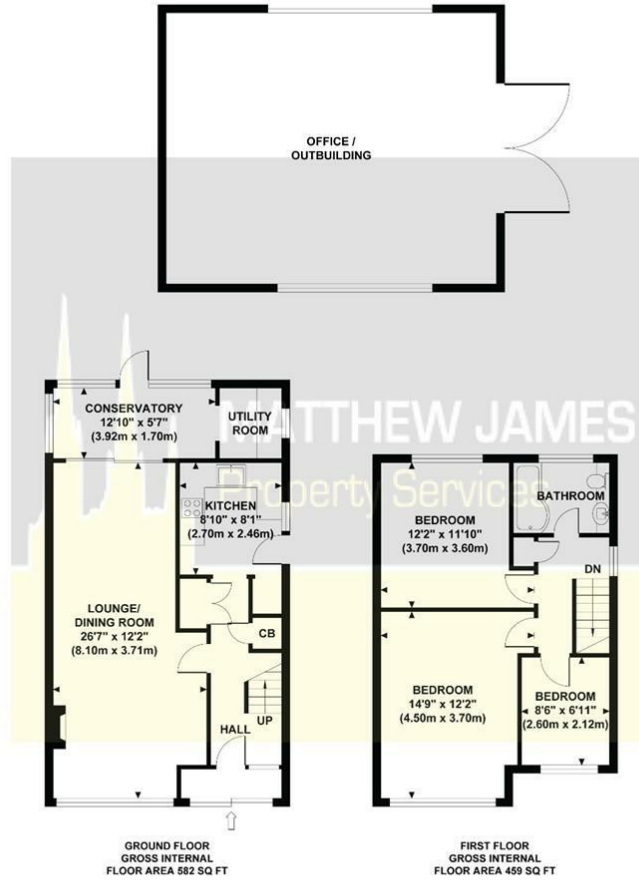
Office / Studio



Rear Garden

Floor Plan

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

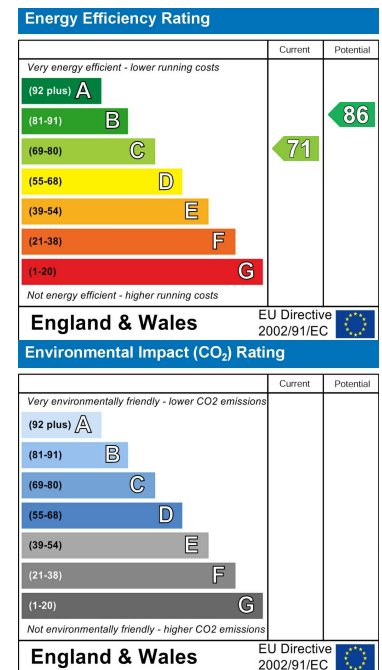


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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.

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