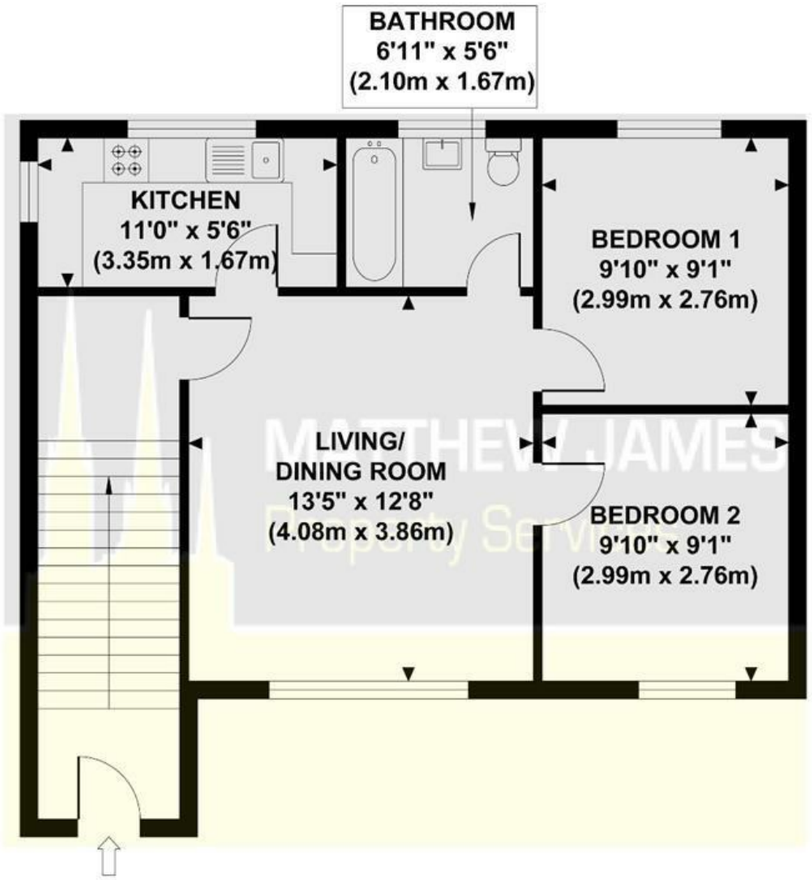
Floor Plan

# YARNINGALE COURT

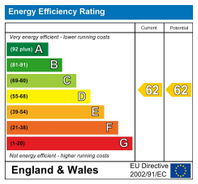
Approximate Gross Internal Area 577 sq ft / 53.6 sq m

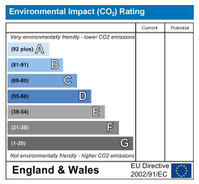



**GROSS INTERNAL**
**FLOOR AREA 577 SQ FT**

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.

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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MATTHEW JAMES
Property Services

# 2 Yarningale Road

## Willenhall, Coventry CV3 3EL

TWO DOUBLE BEDROOMS... FIRST FLOOR... MODERN KITCHEN WITH INTEGRATED APPLIANCES... GARAGE... GARDEN AREA... FIVE YEARS OLD... LONG LEASE... VACANT... NO UPWARD CHAIN... (PLEASE NOTE - THE FREEHOLD CAN BE PURCHASED SEPARATELY - CALL FOR MORE DETAILS). Having only been built five years ago, this lovely first floor apartment really does need to be viewed to appreciate everything being offered for sale. Being still under warranty, the property briefly comprises of two double bedrooms, modern kitchen with integrated fridge freezer and washing machine, lounge dining room, family bathroom with shower over bath, off road parking, garage and a garden area. Just a short walk from local shops and the Airport Retail Park and for those that commute, the motorway network is just a short drive away as is Jaguar Landrover. Does this sound like your next property to live or your next investment? Call us now to book your viewing as the property also benefits from being VACANT and having NO UPWARD CHAIN!

**£135,000**

# 2 Yarningale Road

Willenhall, Coventry CV3 3EL

2 1 1 D

- * TWO DOUBLE BEDROOMS *
- * FIRST FLOOR *
- * LONG LEASE *
- * FREEHOLD AVAILABLE AT ADDITIONAL COST (ASK FOR DETAILS) *
- * REAR GARDEN AREA *
- * GARAGE & OFF ROAD PARKING *
- * MODERN KITCHEN WITH INTEGRATED APPLIANCES *
- * BATHROOM WITH SHOWER OVER BATH
- * FIVE YEARS OLD & STILL UNDER WARRANTY *

**Frontage**

**Entrance Hallway**

**Living / Dining Room**
13'5 x 12'8 (4.09m x 3.86m)

**Kitchen**
11'x 5'6 (3.35mx 1.68m)

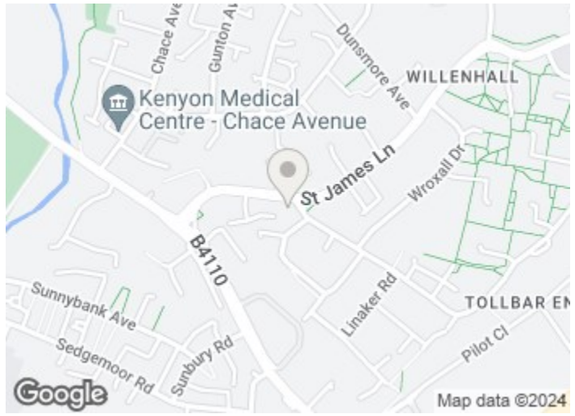
**Family Bathroom**
6'11 x 5'6 (2.11m x 1.68m)

**Bedroom One**
9'10 x 9'1 (3.00m x 2.77m)

**Bedroom Two**
9'10 x 9'1 (3.00m x 2.77m)

**Rear Garden**

**Garage**
17'2 x 8'8 (5.23m x 2.64m)




**Directions**