



MATTHEW JAMES
Property Services



17 Yewdale Crescent

, Coventry, CV2 2FF

Offers Over £150,000



17 Yewdale Crescent

, Coventry, CV2 2FF

Offers Over £150,000



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.



Road Map



Hybrid Map



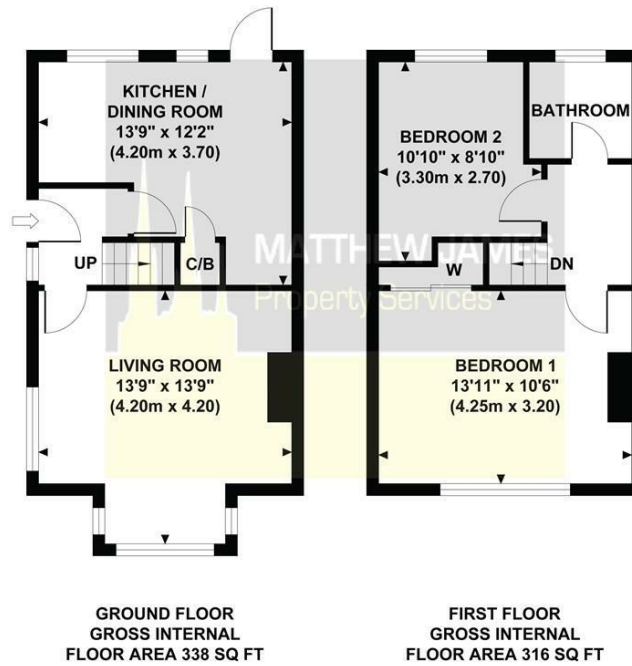
Terrain Map



Floor Plan

YEWDALE CRESCENT

Approximate Gross Internal Area 654 sq ft / 60.8 sq m

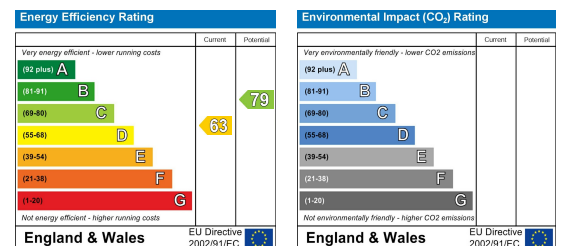


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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



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