



**2 Bed House - Semi-Detached**  
**located in**



**25 Yarrow Walk  
Coventry  
CV6 4ND**



Offers Over £180,000

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**SUMMARY**

ACDC Sales & Lettings are proud to offer this attractive, modern two/three bedroom house in a quiet cul de sac near the Coventry Building Society Stadium. Located near the property is a large Tesco and shopping centre along with easy access to the M6 and town centre.

The property briefly comprises of a large lounge, with the added benefit of a brand new sofa being included, fitted kitchen with built in appliances, and downstairs toilet. Upstairs, you will a large master and two/three bedrooms, making it a perfect family home. Other benefits include off road parking, well sized garden, double glazing and available immediately.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 