Yarningale Road
Willenhall, Coventry
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Willenhall, Coventry, CV3 3EN

A three bedrooomed end of terraced property in a popular area. Having central heating and double glazing and comprising entrance porch, hallway, spacious through lounge/dining room and fitted kitchen, three bedrooms and family bathroom to the first floor. The property is brick block paved to the front for ease of maintenance and has a lawned rear garden with rear vehicular access.
Ground Floor

Entrance Porch
Having a canopy entrance porch with uPVC opaque double glazed front entrance door with matching side screen leading to:

Entrance Hall
Having stairs with balustrade and spindles rising to the first floor, under stairs storage cupboard, feature wooden floor, central heating radiator, power, coved ceiling cornice and inset ceiling spotlights.

Through Lounge/Dining Room
24'11" x 11'3" (7.61m x 3.43m)
Having a feature fire recess, multi fuel burner stove set onto a raised hearth with feature fireplace surround, front uPVC double glazed window, rear double glazed sliding doors leading out to the patio area and rear garden, two central heating radiators, stripped and varnished floor, power, television aerial point, two wall light points and two ceiling light points.

Kitchen
8'8" x 7'6" (2.65m x 2.29m)
Having roll top work surfaces to two sides incorporating single drainer astrolight sink unit with mixer tap over, having a range of base units, drawers and wall mounted cupboards, space for free standing cooker, under counter space for automatic washing machine and slimline dishwasher, under stairs recess housing the free standing fridge freezer, side uPVC opaque double glazed door leading out to the rear garden, rear and side uPVC double glazed door leading out to the rear garden, rear and side uPVC double glazed windows, tile floor and tiled splashbacks to walls, power, coved ceiling cornice and ceiling light point.

First Floor

Landing
Being naturally lit via a side uPVC double glazed window, having surround balustrade with spindles, a built in storage cupboard with shelving, access to the roof void, coved ceiling cornice and inset ceiling spotlights.

Bedroom 1 (Front)
12'9" x 11'1" (3.89m x 3.40m)
Having a front uPVC sealed unit double glazed window, central heating radiator, a range of built in mirror fronted sliding door wardrobes with hanging rail and shelving, power and ceiling light point.

Bedroom 2 (Rear)
11'4" x 9'4" (3.46m x 2.87m)
Having a rear uPVC double glazed window, central heating radiator, power, coved ceiling cornice and ceiling light point.

Bedroom 3 (Front)
9'6" x 5'11" (2.91m x 1.82m)
Having a front uPVC double glazed window, central heating radiator, power, coved ceiling cornice and ceiling light point.

Bathroom
7'7" x 5'5" (2.32m x 1.66m)
Having a panel bath with mixer tap over and adjacent glazed screen, pedestal wash hand basin with mixer tap over, low level WC, tiling to floor and full height tiling to wall, rear uPVC opaque double glazed window and ceiling light point.

Outside
To the Front of the Property
The property is set back from the road behind a brick boundary wall, being brick block paved for ease of maintenance and shaled with stocked flower borders.

Rear Garden
Being mainly laid to lawn with surround boundary hedge and fencing, personal side gate providing rear vehicular access and personal side gate leading to the front of the property.
Total area: approx. sq ft