



**3 Bedroom House - Semi-Detached**  
**located on Yewdale Crescent,**  
**Coventry**  
**£260,000**

**UP Estates**



**\*\*NO CHAIN - TWO STOREY EXTENDED SEMI-DETACHED FAMILY HOME - SPACIOUS SOUTH FACINIG GARDEN - MULTI-CAR DRIVEWAY & GATED CARPORT - SURROUNDED BY AMENITIES & WALKING DISTANCE TO UNIVSERITY HOSPITAL\*\*** This is a fantastic opportunity to purchase a deceptively spacious, two storey extended, three double bedroom semi-detached family home. The property itself very briefly comprises; multi-car driveway, gated carport, entrance hall, sitting room, living room flow through dining room, kitchen breakfast room and a good sized private south facing garden all to the ground floor. On the first floor off of the landing are three double bedrooms all with integrated storage, followed by the bath & shower room. This property benefits from no forward chain & viewing is essential!

#### LOCATION

Yewdale Crescent is ideally placed for all amenities with a fantastic range of shops and supermarkets, multiple bus routes, nearby health clubs, bingo hall and walking distance to the University Hospital. There are various restaurants and transport is convenient with easy access to M6, M69, M1 and the A46.

#### DISCLAIMER

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

£260,000

- NO CHAIN
- TWO STOREY EXTENDED FAMILY HOME
- THREE DOUBLE BEDROOMS
- REFITTED BATH & SHOWER ROOM
- SPACIOUS SOUTH FACING GARDEN
- MULTI-CAR DRIVEWAY & CARPORT





All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.







Yewdale Crescent, Coventry





Total Area: 113.8 m<sup>2</sup> ... 1225 ft<sup>2</sup> (excluding carport)

All measurements are approximate and for display purposes only

## CONTACT

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