



3 Bedroom House - Semi-Detached
located on Yewdale Crescent,
Coventry
Offers Over £270,000

UP Estates



**** EXTENDED TO REAR AND LOFT - BEAUTIFULLY PRESENTED SPACIOUS SEMI-DETACHED FAMILY HOME - EASY ACCESS TO UNIVERSITY HOSPITAL AND TRANSPORT LINKS - WC, UTILITY & BATHROOM - DRIVEWAY AND LARGE GARAGE WORKSHOP WITH POWER/LIGHT **** This is an exceptional opportunity to purchase a deceptively spacious, much improved family home on Yewdale Crescent. This beautiful property very briefly comprises; driveway, porch, living room, dining room, kitchen/diner with a range of fitted appliances, utility room, WC, private enclosed garden and garage workshop boasting power/light all to the ground floor! On the first floor off of the landing are three well proportioned bedrooms and the family bathroom. There are steps leading to the usable loft with skylight window, heating and storage! **CALL NOW TO SECURE A VIEWING**

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.

IMPORTANT NOTE TO PURCHASERS

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.

Offers Over £270,000

- EXTENDED MUCH IMPROVED SEMI-DETACHED FAMILY HOME
- WC, UTILITY ROOM & BATHROOM
- DRIVEWAY & GARAGE WORKSHOP WITH POWER/LIGHT
- POPULAR LOCATION SURROUNDED BY AMENITIES
- USABLE LOFT WITH HEATING, SKYLIGHT AND STAIRS
- COUNCIL TAX BAND B





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.

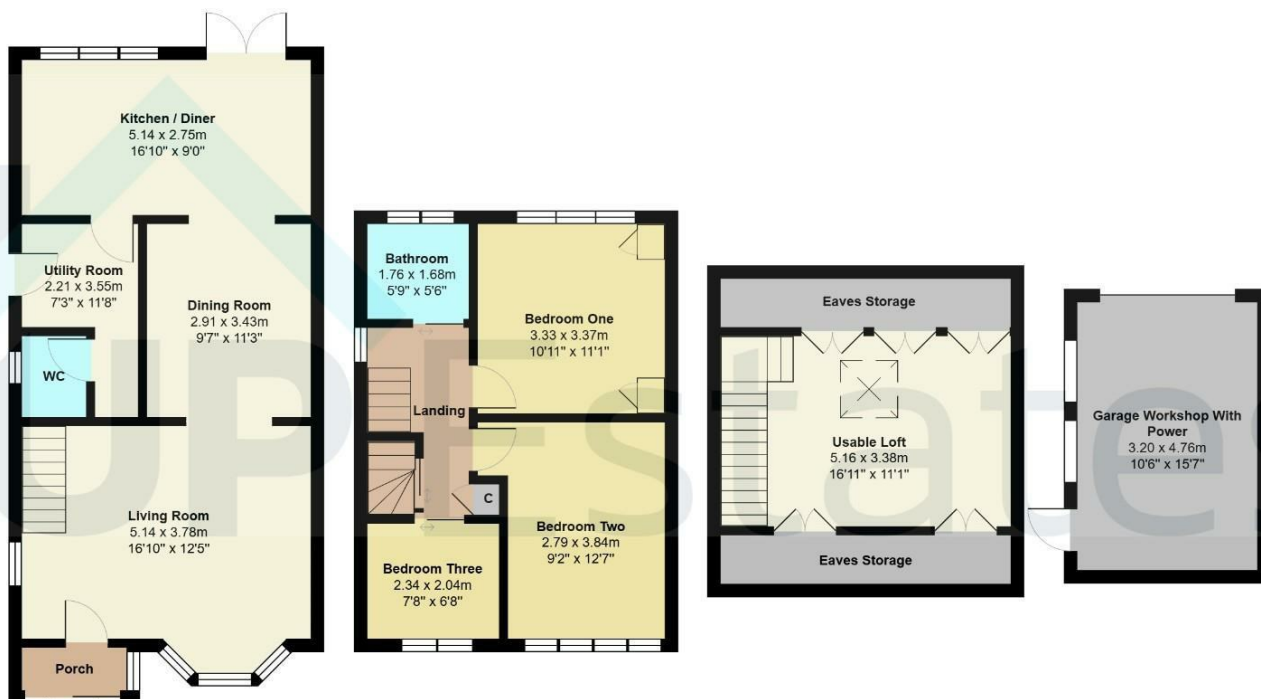






Yewdale Crescent, Coventry





Total Area: 122.4 m² ... 1317 ft² (excluding garage workshop with power)

All measurements are approximate and for display purposes only

CONTACT

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