



3 Bedroom House - Terraced
located on Yarningale Road,
Coventry
£170,000

UP Estates



£170,000

- PERFECT FOR INVESTORS
- THREE BEDROOMS
- LIVING/DINING ROOM
- SPACIOUS MID TERRACED HOUSE
- GREAT TRANSPORT LINKS
- CLOSE TO LOCAL AMENITIES
- GARAGE TO THE REAR

PERFECT FOR INVESTORS - THREE GOOD SIZED BEDROOMS - SPACIOUS MIDTERRACED PROPERTY - GARAGE TO THE REAR - NO UPWARD CHAIN - GREAT TRANSPORT LINKS

Situated on the popular and well-connected Yaringale Road, this spacious three-bedroom mid-terraced home is offered with no upward chain, making it an ideal opportunity for investors or buyers looking to move quickly. Inside, the property features a generous open-plan living and dining room, a separate kitchen, and a family bathroom upstairs. There are two double bedrooms and a larger-than-average single, offering versatile living space. Outside, you'll find a low-maintenance rear garden and a garage to the rear, providing secure parking or additional storage.

The property is ideally located in a well-established neighbourhood, with convenient access to local amenities including the Airport Retail Park and other shops along Binley Road. Public transport links are strong, with regular bus routes to Coventry city centre, University Hospital Coventry & Warwickshire. There are several local schools within easy reach, including Stretton C of E Academy and Willenhall Community Primary School, making this a well-placed home for tenants and families alike. A great opportunity in a practical and in-demand part of the city, with strong rental appeal and potential for future growth and no chain delays.

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.

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.





Yarningale Road, Coventry





Total Area: 86.3 m² ... 928 ft² (excluding garage)

All measurements are approximate and for display purposes only

CONTACT

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