



3 Bedroom House - Semi-Detached
located on Yarningale Road,
Coventry
£260,000

UP Estates



EXCEPTIONAL WRAP-AROUND SOUTH FACING CORNER PLOT -
EXTENDED THREE BEDROOM SEMI-DETACHED FAMILY HOME -
NO FORWARD CHAIN - DETACHED GARAGE & SHED WITH
POWER/LIGHT - DRIVEWAY - WELL MAINTAINED THROUGHOUT -
POPULAR LOCATION

This much-loved and beautifully maintained three-bedroom semi-detached family home occupies an exceptional wrap-around south-facing corner plot and is offered for sale with NO FORWARD CHAIN. Viewing is essential to appreciate the space, positioning and potential this fantastic home has to offer. Briefly comprising; welcoming entrance hall, spacious open-plan lounge/diner with dual-aspect windows and ample space for furnishings, followed by an extended kitchen with a range of wall and base-mounted units, dual-aspect windows and access into the impressive garden. The generous plot offers excellent potential for further extension, subject to the necessary planning permissions.

The south-facing wrap-around garden is a particular highlight, providing both space and privacy with a paved seating area, extensive lawn, walled and fenced boundaries and gated side/rear access. There is also a useful shed/workshop with power and lighting, plus access to the detached garage, also benefiting from power and lighting, and a driveway providing off-road parking.

To the first floor are three well-proportioned bedrooms, two with integrated wardrobe storage, together with the family bathroom. The loft is accessed via a pull-down ladder and is insulated and boarded, providing excellent additional storage and further potential for conversion, subject to permissions. A fantastic long-term family home combining generous accommodation, an exceptional plot and genuine scope to improve and extend.

£260,000

- SOUTH FACING WRAP AROUND CORNER PLOT
- NO FORWARD CHAIN
- THREE GOOD SIZED BEDROOMS
- GARAGE WITH POWER/LIGHT & DRIVEWAY
- MUCH LOVED & WELL MAINTAINED THROUGHOUT
- OPEN PLAN LOUNGE DINER
- EXTENDED KITCHEN WITH DUAL ASPECT WINDOWS
- COUNCIL TAX BAND C





LOCATION

Conveniently located near excellent schools, local shops, and transport links, with easy access to UHCW Hospital, Jaguar Land Rover, and nearby motorway connections. Green spaces close by make this a great spot for families. A short drive to country parks and nature reserves.

IMPORTANT NOTE TO PURCHASERS

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.



While we strive to make our sales particulars accurate and reliable, they do not form part of



any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.

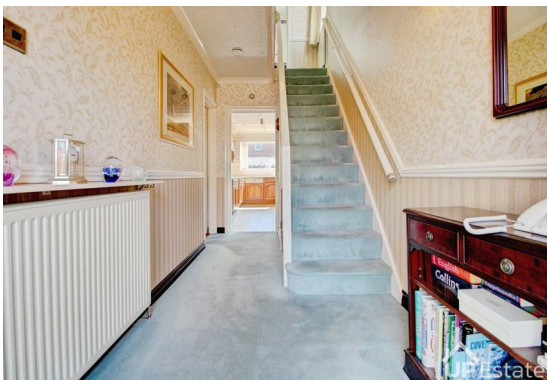
All measurements are approximate and intended as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.



All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.



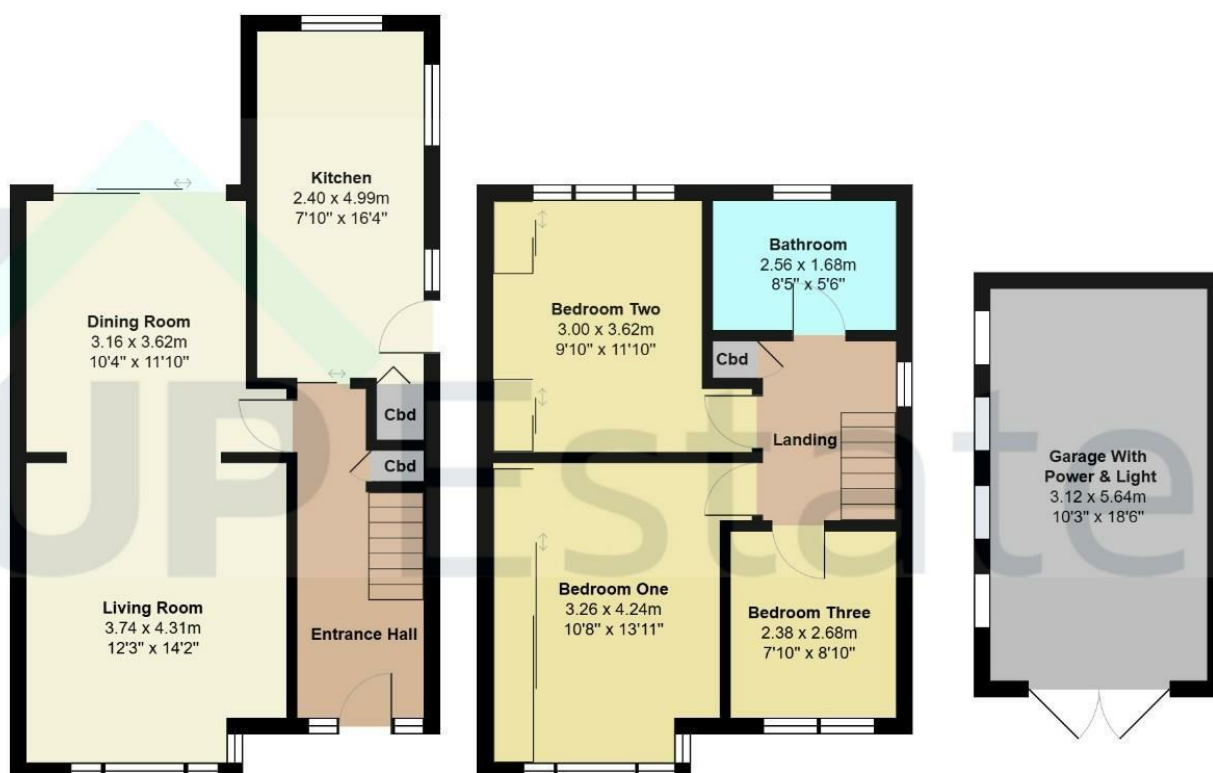
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Yarningale Road, Coventry





Total Area: 95.1 m² ... 1024 ft² (excluding garage with power & light)

All measurements are approximate and for display purposes only

CONTACT

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