



UP Estates



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4 Bedroom House - Terraced
located on Yewdale Crescent,
Coventry
Offers Over £285,000

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NO UPWARD CHAIN | FOUR BEDROOM HOME | MODERN THROUGHOUT | UNDERFLOOR HEATING | EXTERNAL WALL INSULATION | READY TO MOVE INTO

Situated in a well connected location, this beautifully presented four bedroom home is offered to the market with no upward chain and is ready to move straight into. The property benefits from easy access to the M6 and M69, and is close to Grace Academy Coventry, Cardinal Wiseman School and a range of local amenities within walking distance.

The ground floor comprises a welcoming entrance hall leading into a spacious living room, complete with underfloor heating and double doors opening into the dining area. The dining area also benefits from underfloor heating and features sliding doors leading out to the rear garden, creating a bright and open living space. There is also a well proportioned kitchen with direct access to the garden.

Upstairs, the first floor offers two large double bedrooms and a well proportioned single bedroom, along with a modern family bathroom. A further floor provides an additional large double bedroom with a modern shower room, offering flexible accommodation ideal for families.

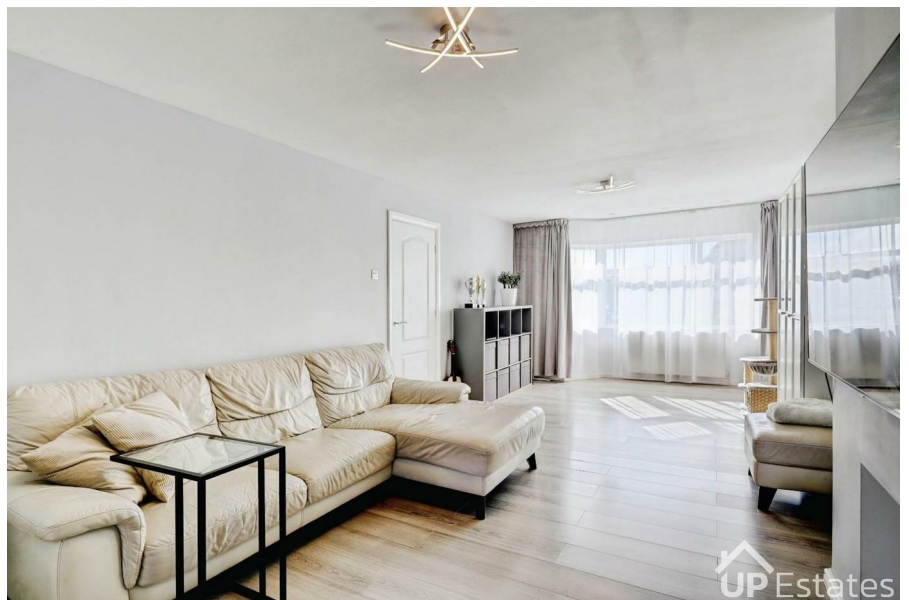
Externally, the rear garden is low maintenance and features a decking area along with a pathway leading to a covered paved seating area, perfect for outdoor dining. To the front, there is a well maintained garden with potential to be converted into a driveway (subject to planning).

Further benefits include external wall insulation, improving energy efficiency and comfort.

This is a fantastic opportunity to acquire a spacious, modern home in a convenient location.

Offers Over £285,000

- NO UPWARD CHAIN
- FOUR BEDROOM HOME
- MODERN & READY TO MOVE INTO
- UNDERFLOOR HEATING TO LIVING & DINING AREAS
- FAMILY BATHROOM & ADDITIONAL SHOWER ROOM
- LOW MAINTENANCE REAR GARDEN WITH DECKING
- COVERED OUTDOOR SEATING AREA
- FRONT GARDEN WITH POTENTIAL FOR DRIVEWAY (STPP)
- EXTERNAL WALL INSULATION
- EASY ACCESS TO M6, M69 & LOCAL AMENITIES





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.



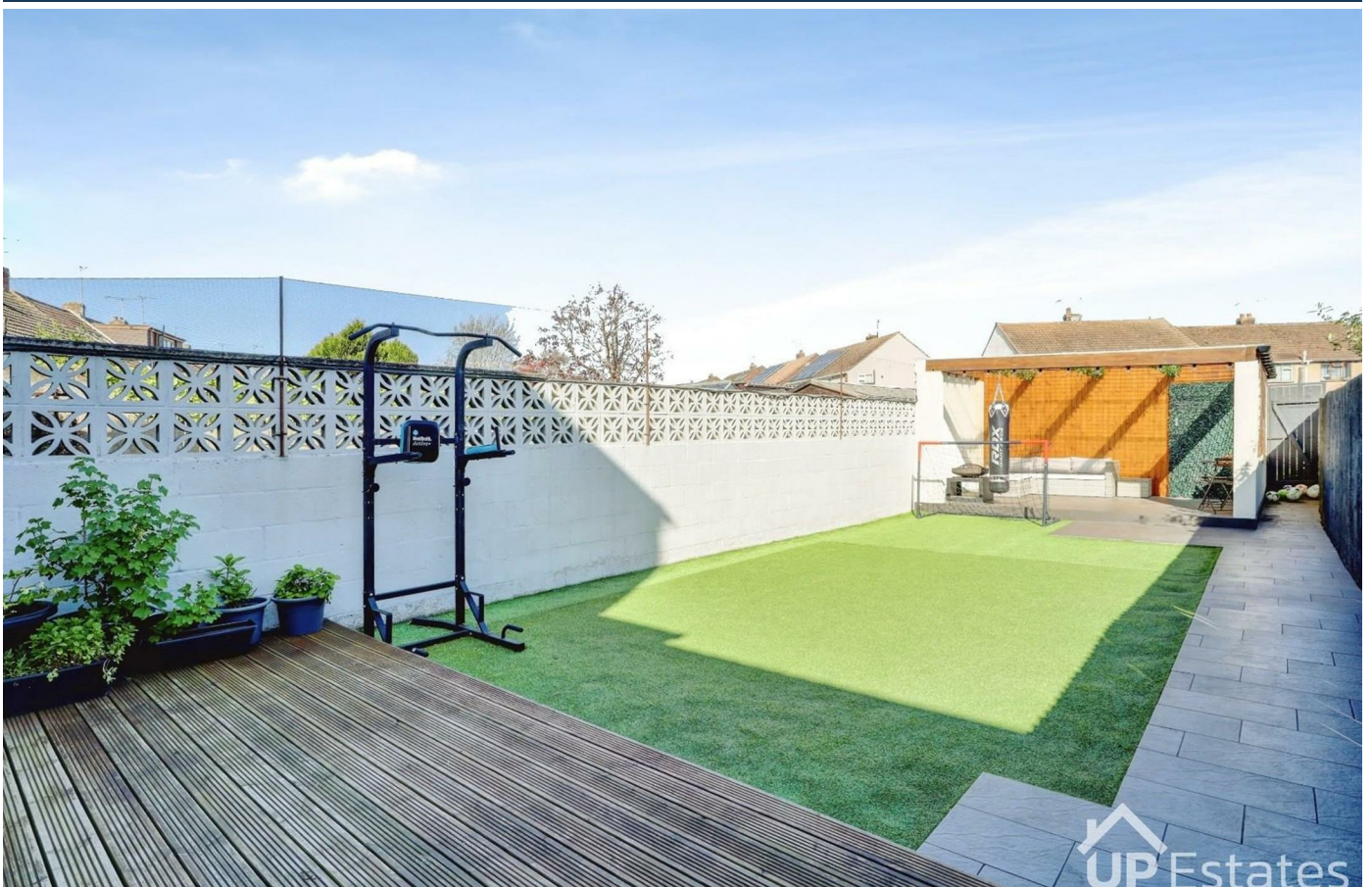
All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by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

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





Yewdale Crescent, Coventry





Total Area: 114.7 m² ... 1235 ft² (excluding garage)

All measurements are approximate and for display purposes only

CONTACT

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