



2 Yarningale Court, Yarningale Road, Coventry, CV3 3EL

Offers Over £148,000

TWO DOUBLE BEDROOMS... FIRST FLOOR... FREEHOLD... MODERN THROUGHOUT... GARAGE... REAR GARDEN... CLOSE TO AIRPORT RETAIL PARK... PERFECT FOR JAGUAR LANDROVER... IDEAL FOR FIRST TIME BUYER OR THE INVESTOR... Located off Yarningale Road, this modern first floor flat offers a contemporary design that is both stylish and functional, making it an ideal choice for first-time buyers or the investor looking for their next property.

The flat features two spacious double bedrooms, providing ample room for relaxation and rest. The well-appointed bathroom is designed with modern fixtures, ensuring comfort and convenience and the heart of the home is the inviting reception room, perfect for entertaining guests or enjoying quiet evenings in.

One of the standout features of this property is the integrated appliances in the modern kitchen, which enhances the overall modern aesthetic and functionality. The flat also benefits from a garage, offering secure parking and additional storage space, a rare find in such a desirable location.

The rear garden area presents a lovely outdoor space, ideal for enjoying the fresh air or hosting summer gatherings. The property is situated close to local amenities, including the Airport Retail Park, and is conveniently located for those working at Jaguar Land Rover, making it a perfect starter home for professionals.

Frontage



Having off road parking laid to block paving and shared with the second property, access to your own garage and pedestrian gate to the rear garden area.

Entrance Hallway



Having composite door that leads to stairs up to the first floor and door leads to the:

Living / Dining Room

13'5 x 12'8 (4.09m x 3.86m)



Having a PVCu double glazed window to the front elevation and doors leading off to:

Kitchen

11'x 5'6 (3.35mx 1.68m)



Having a PVCu double glazed window to the side and rear elevations, a range of wall, base and drawer units with roll top work surface over, integrated fridge and freezer, integrated washing machine, oven with hob

and modern extractor over with tiling to all splash prone areas.

Family Bathroom

6'11 x 5'6 (2.11m x 1.68m)



Having a PVCu double obscure window to the rear elevation, panel bath with shower over, low level flush WC, pedestal wash hand basin, heated ladder style heater to the one wall and tiling to all splash prone areas.

Bedroom One

9'10 x 9'1 (3.00m x 2.77m)



Having a PVCu double glazed window to the rear elevation and access to the loft area having drop down ladder and lighting.

Bedroom Two

9'10 x 9'1 (3.00m x 2.77m)



Having a PVCu double glazed window to the front elevation.

Rear Garden



Having paved patio area and mainly laid to lawn with fenced perimeters with metal garden shed to the one corner.

Garage

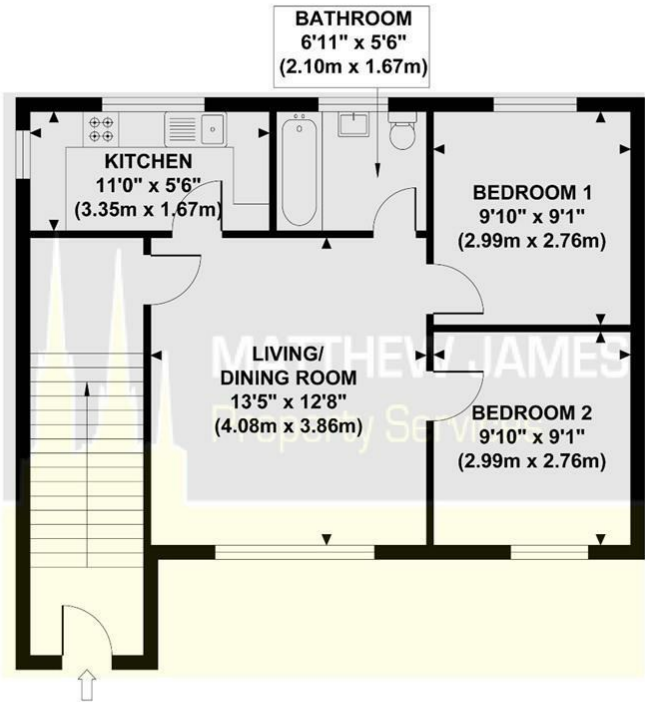
17'2 x 8'8 (5.23m x 2.64m)



Having an up and over door with eaves storage, power and lighting.

Floor Plan

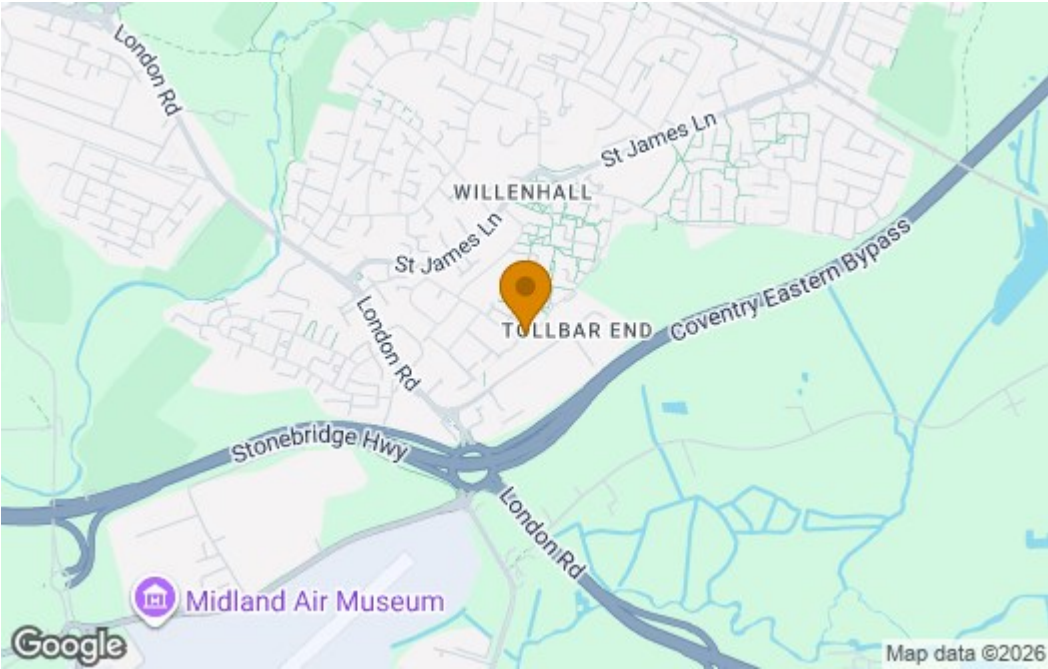
YARNINGALE COURT
Approximate Gross Internal Area 577 sq ft / 53.6 sq m



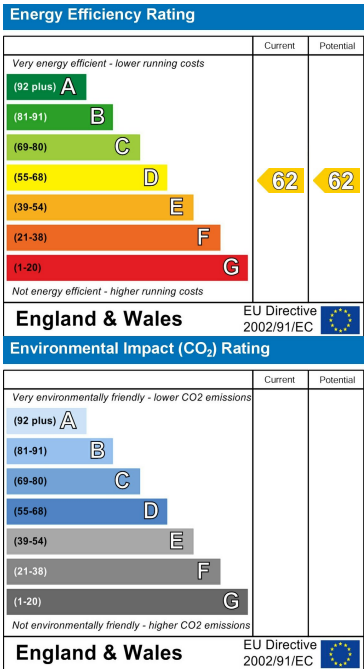
GROSS INTERNAL
FLOOR AREA 577 SQ FT

Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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