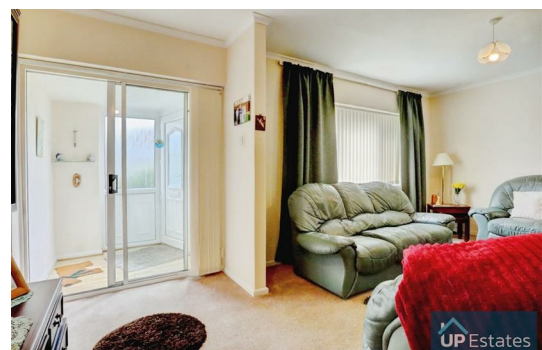




3 Bedroom House - Semi-Detached
located on Yewdale Crescent,
Coventry
Offers In The Region Of £239,950

UP Estates



NO CHAIN | SPACIOUS THREE BEDROOM SEMI-DETACHED | GARAGE & DRIVEWAY | LARGE REAR GARDEN | FANTASTIC POTENTIAL TO EXTEND | SOUGHT-AFTER LOCATION JUST OFF RINGWOOD HIGHWAY

Located on the well-regarded Yewdale Crescent, just off Ringwood Highway, this spacious three-bedroom semi-detached home offers a brilliant opportunity in a convenient and family-friendly part of Coventry. Offered with no upward chain, the property is ready for its next owners and boasts excellent scope for extension and further development (subject to planning).

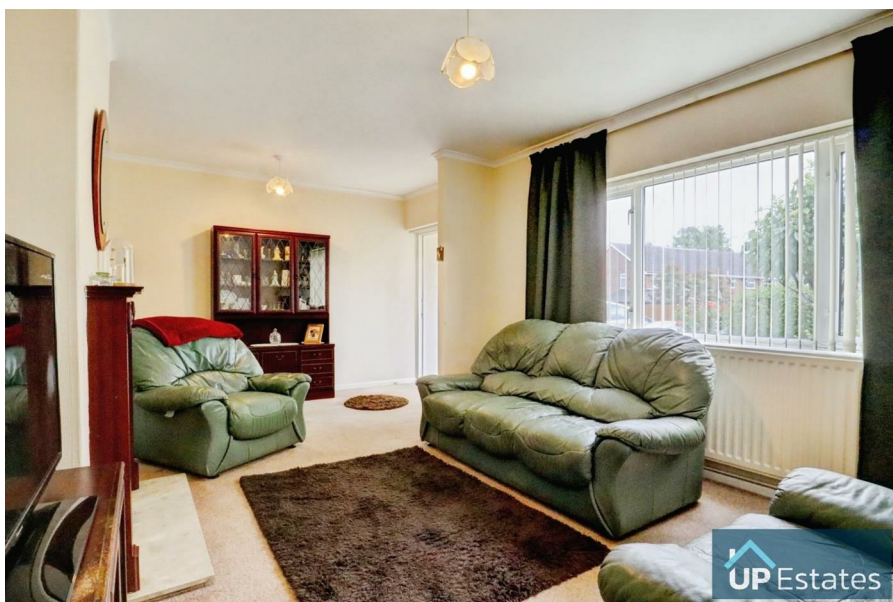
The ground floor features an entrance porch, a spacious living room, and a separate dining room with sliding doors leading out to the generous rear garden. The kitchen also offers side access, and there's an attached garage with space and potential for conversion or expansion.

Upstairs are three well-sized bedrooms, a shower room, and a separate WC. The front garden, driveway for two vehicles, and large rear garden make this an ideal family home with fantastic long-term potential.

Set close to University Hospital Coventry & Warwickshire, Wyken Croft Nature Park, and within easy reach of Arena Park Shopping Centre, local schools, and key routes including the A444, M6, and M69—this is a superbly located property with room to grow.

Offers In The Region Of

- NO UPWARD CHAIN
- SPACIOUS THREE BEDROOM SEMI-DETACHED HOME
- LARGE PLOT WITH AMAZING POTENTIAL TO EXTEND (STPP)
- GARAGE & DRIVEWAY FOR TWO VEHICLES
- GENEROUS PRIVATE REAR GARDEN
- CLOSE TO UNIVERSITY HOSPITAL & LOCAL AMENITIES
- SHOWER ROOM & SEPARATE WC





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.





Yewdale Crescent, Coventry





Total Area: 106.1 m² ... 1142 ft²

All measurements are approximate and for display purposes only

CONTACT

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