

**3 Bedroom House - Terraced**  
**located on Yewdale Crescent,**  
**Coventry**  
**£220,000**

 **UP Estates**



NO UPWARD CHAIN | THREE BEDROOM TERRACED HOME  
| OPEN PLAN LOUNGE DINER | SUN ROOM | REAR  
PARKING & WORKSHOP SHED | GREAT LOCATION

This well proportioned three bedroom terraced home is offered to the market with no upward chain and is ideally located close to a range of local amenities, schools and transport links. The property is within easy reach of Potters Green Nursery and Primary School and Grace Academy Coventry, making it an excellent option for families.

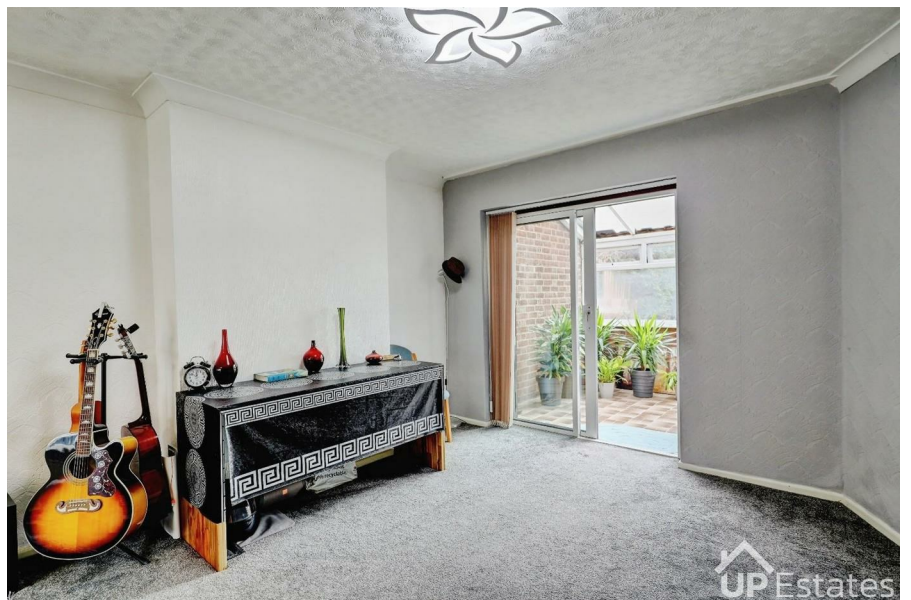
The ground floor begins with an entrance porch leading into a spacious hallway. From here you enter the large open plan lounge diner, offering a bright and flexible living space ideal for both relaxing and entertaining. Sliding doors lead through to the sun room, a lovely additional reception area filled with natural light and providing direct access to the rear garden. The property also benefits from a well laid out galley kitchen with plenty of cupboard space and a door leading to the garden.

Upstairs, the property offers two spacious double bedrooms along with a well proportioned single bedroom. A family shower room completes the first floor.

Externally, the rear garden is paved for low maintenance and provides access to a large shed fitted with power and electrics, making it perfect for use as a workshop. Beyond this is a rear parking space. To the front of the property there is a hardstanding front approach.

£220,000

- NO UPWARD CHAIN
- THREE BEDROOM TERRACED HOME
- SPACIOUS OPEN PLAN LOUNGE DINER
- BRIGHT SUN ROOM
- GALLEY KITCHEN WITH GARDEN ACCESS
- TWO LARGE DOUBLE BEDROOMS
- FAMILY SHOWER ROOM
- LOW MAINTENANCE REAR GARDEN
- LARGE SHED WITH POWER & ELECTRICS (WORKSHOP)
- REAR PARKING SPACE





### **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





All measurements are approximate and for display purposes only

Total Area: 95.3 m<sup>2</sup> ... 1026 ft<sup>2</sup> (excluding garage)

## CONTACT

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