



**Connells**

Yarmouth Green  
Coventry



## Property Description

This well-presented three-bedroom semi-detached family home is situated in the popular residential area of Canley, Coventry, offering comfortable accommodation ideal for families, first-time buyers, or investors.

The ground floor comprises an entrance hall, a spacious living room, and a fitted kitchen/diner providing ample space for everyday family living and entertaining. To the first floor, there are three well-proportioned bedrooms and a fitted family bathroom.

Externally, the property benefits from a front garden with steps leading to the front entrance, while to the rear there is a garden offering outdoor space for relaxation and recreation. To the side of the property there is an attached outhouse.

Conveniently located close to local amenities, schools, transport links, and Tile Hill Railway Station, this attractive home offers an excellent opportunity for a range of buyers.

## Approach

Well-maintained frontage, featuring a neat lawn.

## Porch

Porch to the front, providing a useful entrance space and shelter before entering the home.

## Entrance Hall

Lobby offers a practical welcome space, stairs to first floor, radiator and door to;

## Living Room

Lounge is a bright and spacious room, featuring double glazed window to the front, television point and radiator.

## Kitchen/Diner

Wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces and tiled splashbacks over. Cooker point, plumbing for automatic washing machine, space for domestic appliance, radiator, space for dining table and chairs, double glazed window to the rear elevation and double glazed patio doors leading to the rear garden.

## Landing

Landing benefits from a double glazed window to the rear and doors to;

## Bedroom 1

The master bedroom is a well-proportioned room, featuring a double glazed window to the front and a radiator.

## Bedroom 2

Double glazed window to the rear and a radiator.

### **Bedroom 3**

Double glazed window to the front and a radiator.

### **Bathroom**

Family bathroom is fitted with a bath with overhead shower, low-level WC, and wash hand basin, along with a radiator and a double glazed window to the rear.

### **Front Of Property**

Steps to the front door and gated side access to the rear garden.

### **Rear Garden**

Patio area beyond being laid to lawn with borders.

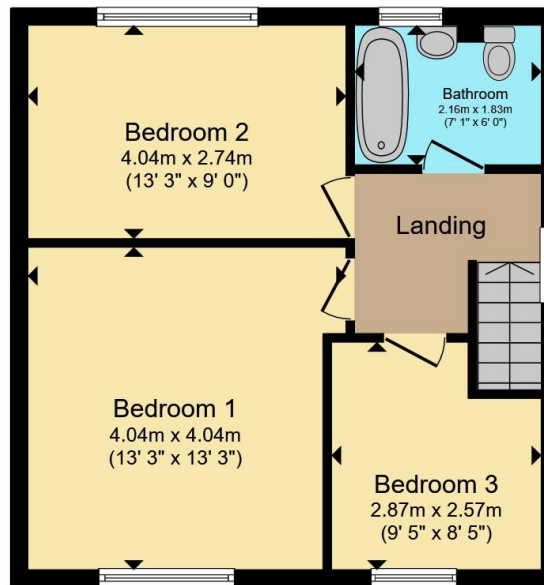
### **Outhouse**

Attached to the side of the property.





**Ground Floor**



**First Floor**



Total floor area 91.3 m<sup>2</sup> (983 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: D Council Tax  
Band: A

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Tenure: Freehold



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