





YULE ROAD

COVENTRY, CV2 3DB

GUIDE PRICE £230,000

FREEHOLD

Situated within the popular area of Wyken, this beautifully presented end-of-terrace home is ideally located within close proximity to University Hospital Coventry and Warwickshire. Offering generous living space throughout, the property benefits from a wealth of local amenities, excellent transport links and convenient road connections nearby. With plenty to offer its next owners, this lovely home would make an ideal purchase for a range of buyers.

YULE ROAD

• 3 Bedrooms • Well Presented • Guest W/C / Utility • Enclosed Garden • Great Road Links • Close To Amenities





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Ground Floor:

- Upon entering the property, you are welcomed into a entrance hallway, providing access to the various rooms throughout the home.

- Situated at the front of the property, the bright and airy lounge benefits from an attractive bay window, allowing an abundance of natural light to flood the room and creating a welcoming space to relax and unwind.

- Situated at the rear of the home, you will find the modern, fully fitted open-plan kitchen/diner. The kitchen boasts a range of wall and base units, complemented by integrated appliances including a fridge, freezer, washing machine and dishwasher. A breakfast bar provides additional seating, while ample space for a family dining table makes this a fantastic area for both everyday living and entertaining. French doors provide direct access to the rear garden, allowing natural light to flow into the space and creating a seamless connection between indoor and outdoor living.

- The kitchen also provides access to a useful utility room, which benefits from a convenient W/C and additional storage space, adding further practicality to the home.

First Floor:

- The main bedroom is a generously sized double room situated at the front of the home. Benefitting from an attractive bay window that allows plenty of natural light to fill the space, the room also offers freestanding IKEA PAX wardrobes, providing ample storage.

- Bedroom two is a further well-proportioned double room situated at the rear of the property, offering comfortable accommodation for family members or guests. Bedroom three is a single room located at the front of the home, providing a versatile space that would also lend itself perfectly to use as a home office, nursery or dressing room.

- The family bathroom is conveniently situated close to all bedrooms and is finished with a modern suite, in keeping with the style of the rest of the home. The room comprises a shower over the bath, heated towel rail, W/C and wash hand basin, providing a practical and stylish space for everyday use.

Garden, Exterior & Further Property Information:

- Externally, the property benefits from an enclosed rear garden, featuring a lawn and decking area. The decking provides the perfect spot for alfresco dining, relaxing and entertaining guests throughout the warmer summer months, while the enclosed garden offers a private outdoor space to enjoy.

Further Property Details:

- Further benefits of this attractive home include a boarded loft with electrics, gas central heating and double glazing throughout. To the front of the property, a gravelled area provides space currently used by the owners for parking. However, please note that there is no dropped kerb in place, meaning this area does not currently constitute official off-road parking.

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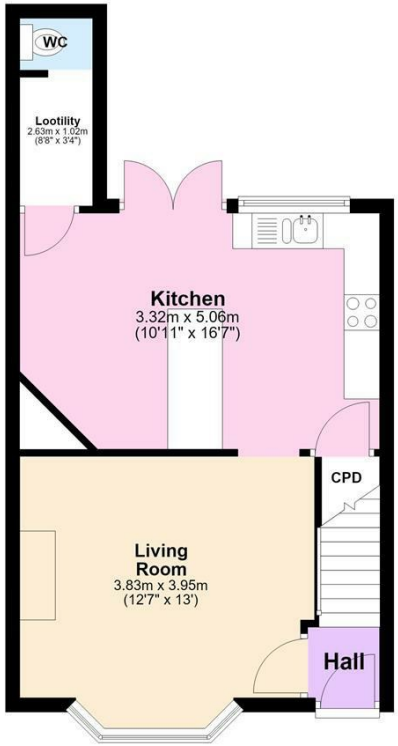






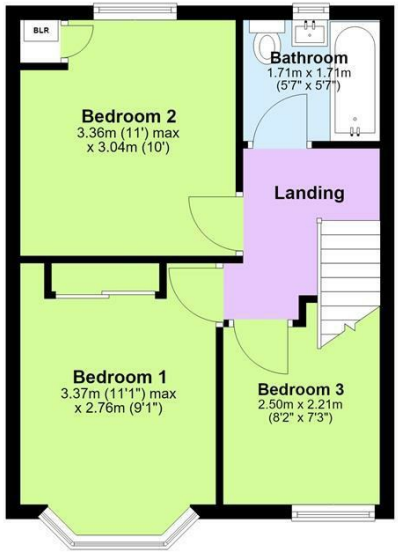
Ground Floor

Approx. 37.3 sq. metres (401.3 sq. feet)



First Floor

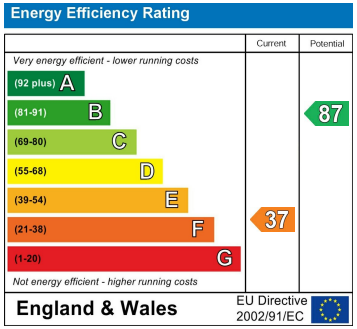
Approx. 34.4 sq. metres (370.6 sq. feet)



Total area: approx. 71.7 sq. metres (771.9 sq. feet)

This 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 and cannot be relied upon for any purpose, and they do not form any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon own inspection(s).
Plan produced using PlanUp.





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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