

Connells

Yule Road
Coventry

Yule Road
Coventry CV2 3DB

for sale
£230,000







Property Description

This well-presented three-bedroom family home offers spacious and practical accommodation throughout, making it an ideal purchase for first-time buyers, growing families, or investors alike.

The ground floor comprises a welcoming entrance hallway leading to a bright and comfortable living area, providing an excellent space for both everyday living and entertaining, a fitted kitchen, complete integrated appliances and downstairs WC.

To the first floor are three bedrooms together with a family bathroom.

Externally, the property enjoys a driveway to the front providing off-road parking. To the rear is an enclosed garden, mainly laid to lawn, featuring a decked seating area which is perfect for outdoor dining, entertaining guests, or relaxing during the warmer months.

Conveniently situated close to local amenities, schools, and excellent transport links, this attractive home offers comfortable family living in a popular residential location.

Approach

Front door leads through to:

Entrance Hallway

Staircase rising to the first floor.

Living Room

Bay window to the front.

Kitchen

Fitted with a range of base and wall mounted units with complementary work surfaces, stainless steel sink and drainer unit with mixer tap, electric oven with induction hob and cooker hood above, breakfast bar with storage, window and patio doors to the rear overlooking and leading to garden, and door through to:

Guest Cloakroom

Fitted with low level WC.

First Floor Landing

Staircase rising from the hallway.

Bedroom One

Window to the rear overlooking garden and storage cupboard.

Bedroom Two

Bay window to the front.

Bedroom Three

Window to the front.

Family Bathroom

Fitted with a white suite comprising of low level WC, wash hand basin, bath with shower over and shower screen, heated towel rail and obscure glazed window to the rear.

Outside

Front Of Property

To the front of the property there is a gravel drive providing off road parking and gated side access.

Rear Garden

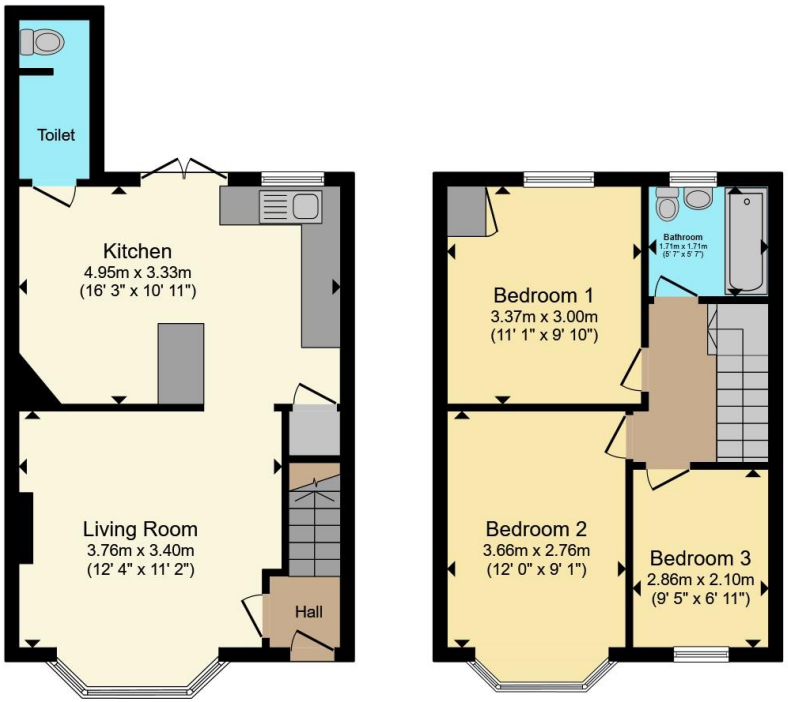
Enclosed rear garden laid to lawn with decking area, garden shed and gated rear access.

Buyer Aml Fee

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.











Total floor area 75.8 m² (816 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

Connells

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38 New Union Street
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EPC Rating: F

Council Tax Band: B

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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