


Connells

Yeats Drive
Warwick

# Yeats Drive
# Warwick CV34 6TZ

for sale
**£300,000**







## Property Description

Beautifully Presented Family Home in a Sought-After Location.

Situated in a desirable residential setting, Yeats Drive is a beautifully presented family home offering stylish and versatile accommodation throughout. The property has been thoughtfully maintained and provides generous living space perfectly suited to modern family life.

The ground floor features a welcoming entrance hall, a bright and spacious lounge, and a contemporary kitchen/dining area ideal for both everyday living and entertaining. Large windows allow plenty of natural light to flow through the home, creating a warm and inviting atmosphere.

Upstairs, the property offers well-proportioned bedrooms and a modern family bathroom, providing comfortable accommodation for growing families, professionals, or those looking to upsize.

Externally, the home benefits from an attractive rear garden, ideal for relaxing and outdoor dining, while driveway parking provides convenience for homeowners and visitors alike.

Located within easy reach of local amenities, reputable schools, transport links, and open green spaces, this excellent home combines practicality, comfort, and location to create an outstanding opportunity for prospective buyers.

## Lounge

Wood style flooring, French doors to conservatory

## Bathroom

Window, half tiled, shower over bath, toilet, sink

## Kitchen

Window, high and low units, oven, extractor hood, hob, sink, tiled floor

## Conservatory

Wood style flooring, French doors

## Bedroom 1

Window, Carpeted, fitted wardrobes

## Bedroom 2

Window, Carpeted

## Bedroom 3

Window, Carpeted

## Buyers Aml Fee

Please note that the AML fee covers 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.

## Agents Note

We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding.







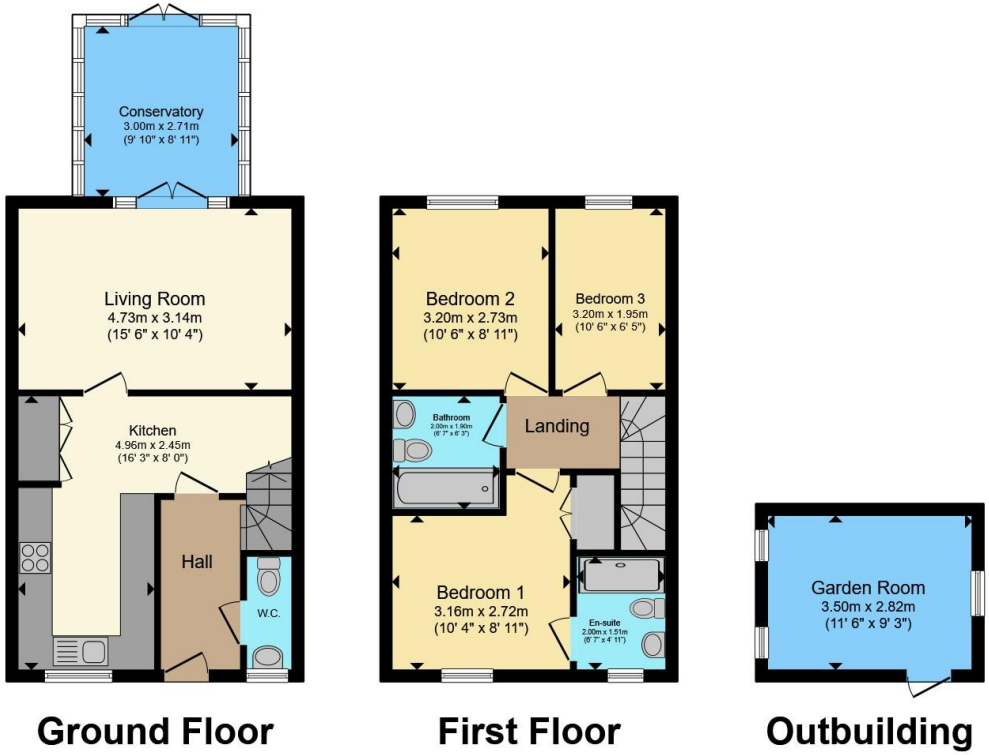

MANCHESTER
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Total floor area 96.6 m² (1,039 sq.ft.) approx

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

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To view this property please contact Connells on

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14 High Street
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EPC Rating: C

Council Tax Band: D

Tenure: Freehold

**view this property online connells.co.uk/Property/WAR107886**

The Property Ombudsman

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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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