

**97 Yelverton Road, COVENTRY, CV6 4AG**  
**£800**

THREE BEDROOMS... MID TERRACED... OPEN PLAN KITCHEN LIVING AREA... GREAT LOCATION... MODERN THROUGHOUT. Briefly comprising of hard standing to the front, open plan living kitchen area with white goods included, three bedrooms (two doubles and one single), family bathroom with shower over bath and rear garden with field views. Close to The Ricoh Shopping Arena, Jubilee Crescent, main bus routes into Coventry City Centre and surrounded by good schooling. Unfortunately, no pets or smokers are allowed at this property.

### **Front Garden & Hard Standing**

Providing hard standing laid to asphalt with fenced border. The front door is accessed via the storm porch and into the:

### **Entrance Hallway**

Having stairs off to the first floor and door leading off to the:

### **Lounge Dining Room / Kitchen**

**22'10" x 10'4 (6.96m x 3.15m)**

6.96m x 3.58m (22' 10" x 11' 9") Having a newly installed PVCu double glazed window to the front elevation, newly installed PVCu double glazed sliding patio door to the rear elevation, open plan kitchen dining area with a range of wall, base and soft close drawers with solid oak work surface over, electric oven with hob and extractor over, space and plumbing for a washing machine, tiling to all splash prone areas, feature fireplace to the front room with marble hearth surround with a timber mantle.

### **Bedroom One**

**10'11 x 9'7 (3.33m x 2.92m)**

Having a PVCu double glazed window to the front elevation.

### **Bedroom Two**

**9'8 x 9'5 (2.95m x 2.87m)**

Having a PVCu double glazed window to the rear elevation.

### **Bedroom Three**

**8'2 x 5'7 (2.49m x 1.70m)**

Having a PVCu double glazed window to the front elevation.

### **Family Bathroom**

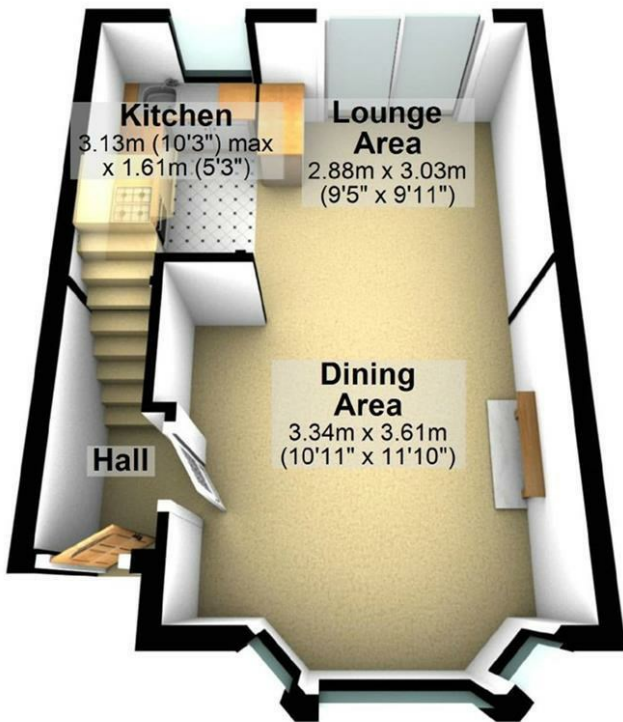
Having a PVCu double obscure glazed window to the rear elevation, panel bath with shower over, low level flush WC and wash hand basin.

### **Rear Garden**

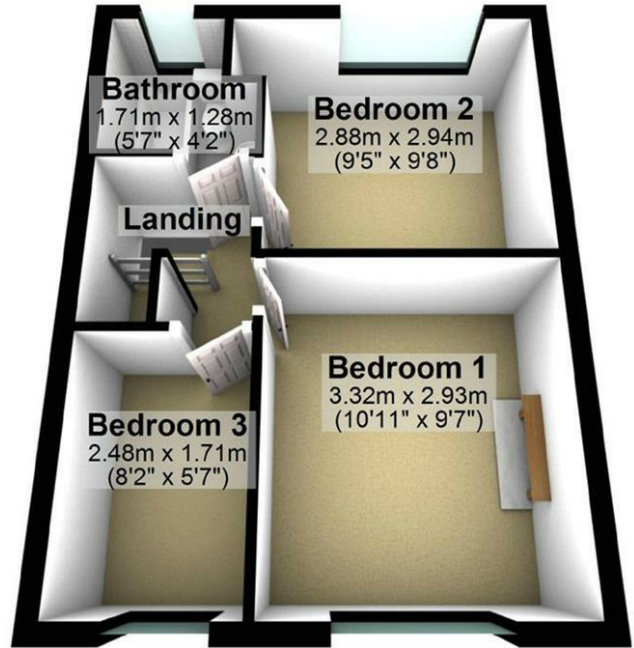
Having newly installed timber decking with planted borders and mature bushes. There is also metal shed to the bottom of the garden with gated pedestrian access to the rear vehicular access. There is also a fishpond which the owner is happy to leave in situ.

# Floor Plan

## Ground Floor



## First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>89</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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