



6 Yarningale Road, Willenhall, Coventry, CV3 3EL

Asking Price £220,000



Three Bedroom Mid Terrace Property

Lounge

Dining Area

Kitchen

uPVC double glazed & Gas centrally heated

First Floor Bathroom

Gardens to Front and Rear

No Chain

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Accommodation Comprising

uPVC double glazed leaded door. With side uPVC double glazed glass panel units. Hallway. Laminated Floor, Radiator. Stairs off with cupboard housing meters.

Lounge

14'9" (4m 49cm) approx. x 11'11" (3m 63cm) approx.

uPVC double glazed half bay window. Radiator. Log Burner. Coving to ceiling. Entrance to



Dining Area

8'5" (2m 56cm) approx x 17'10" (5m 43cm) approx

Laminate Floor. 2 Radiators. uPVC double glazed window. Entrance to



Kitchen

10'0" (3m 4cm) approx. x 8'10" (2m 69cm) approx.

Ample wall and base units in white finish with chrome handles. Work surfaces over. 1 and half bowl stainless steel sink unit. Plumbing and space for automatic washing machine & dishwasher. Rangemaster gas hob. Built in indesit double electric oven and grill. Coving to ceiling. 2 uPVC double glazed windows. uPVC double glazed door to rear garden. Laminate flooring



First Floor

Landing. Access to loft. Airing cupboard housing 'Worcester' Combi boiler.

Bedroom 1

14'6" (4m 41cm) approx. x 10'3" (3m 12cm) approx.

uPVC double glazed half bay double glazed window. Radiator. Coving to ceiling. Fitted bedroom furniture comprising of double wardrobe and shelving

Bedroom 2

12'5" (3m 78cm) approx. x 8'1" (2m 46cm) approx. to wardrobes

uPVC double glazed window. Full height and width fitted wardrobes. radiator. coving.



Bedroom 3

8'8" (2m 64cm) approx. x 7'4" (2m 23cm) approx.
uPVC double glazed window. laminate flooring.
radiator. Coving

Bathroom

White suite. Bath with shower and screen over.
pedestal wash hand basin. close coupled wc. part tiled
walls. laminate flooring. heated chrome towel rail.
uPVC double glazed window.

Exterior

To the Rear - Low maintenance Garden with fencing
to both sides and rear. Artificial grassed lawn, decking
to side. Gate to Rear pedestrian access. Small paved
patio area. To the Front - Steps to elevated property,
with artificial lawn areas to side. low wall to front.

Agents Notes

While every reasonable effort is made to ensure the
accuracy of descriptions and content, we should make
you aware of the following guidance or limitations. (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. (4)
Potential buyers are advised to recheck the
measurements before committing to any expense. (5)
Alternative Estates have not tested any apparatus,
equipment, fixtures, fittings or services and it is the
buyers interests to check the working condition of any
appliances. (6) Alternative Estates have not sought to
verify the legal title of the property and the buyers
must obtain verification from their solicitor.

Tenure - Freehold

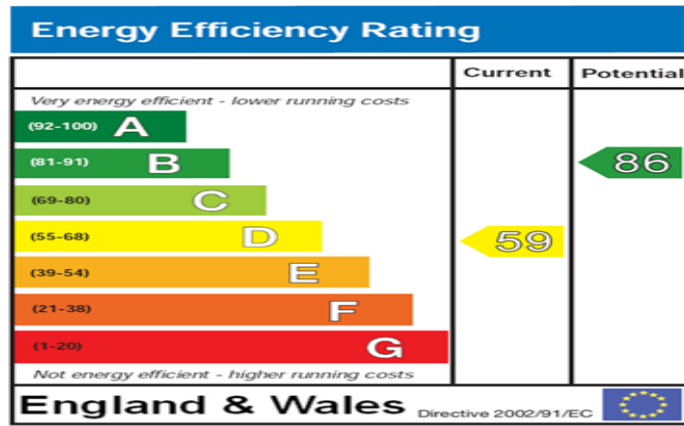
TENURE - We understand from the vendor that the
property is Freehold. Alternative Estates has not
sought to verify the legal title of the property and the
buyers must obtain verification from their solicitor. The
property has the benefit of solar panels installed with
an air space lease from 17/04/2015 for 25 years. This
provide free Electricity whilst being generated by solar
power with any excess being transferred to the grid



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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



IMPORTANT NOTICE

For the sake of clarification we wish to inform prospective purchasers that these particulars are prepared as a general guide. All measurements are intended only as a general indication of size. Purchasers should be aware that in some properties, sloping ceilings may reduce available space and room plans may vary. Room sizes should NOT be relied on for carpet sizes, fitted furniture, etc. These particulars do not constitute or form part of any contract.

AGENTS NOTES

Please note that we have not carried out any test on any service or installation or fixed appliances. Purchasers are always advised to have their own survey.