

PROMINENCE
ESTATES

★★★★★

RESIDENTIAL
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA

YARDLEY STREET,

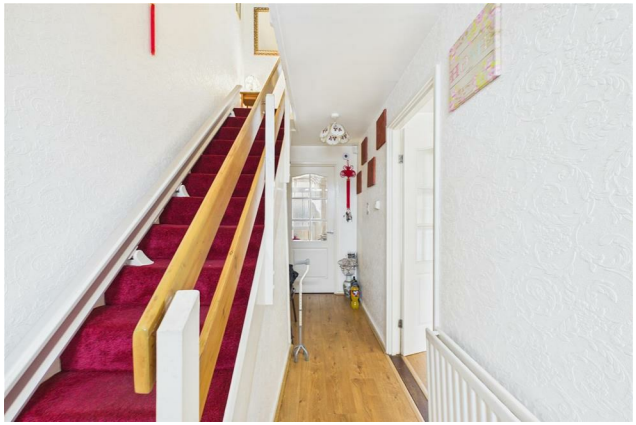
HILLFIELDS, COVENTRY, CV1 5JN

GUIDE PRICE
£210,000

YARDLEY STREET

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This well positioned three bedroom mid terrace home is situated in the popular Hillfields area of Coventry and offers three generous size bedrooms, an open plan kitchen, diner and living room, a low maintenance rear garden and the excellent benefit of a detached garage with driveway to the front. Offering spacious and practical accommodation in a convenient location, the property would make an excellent first time purchase, family home or investment opportunity.

The property provides a welcoming and practical layout throughout, with the open plan kitchen, diner and living room creating a sociable central space for everyday living and entertaining. The open plan arrangement provides plenty of flexibility for both comfortable seating and dining, while creating a modern feel throughout the main living accommodation.

Upstairs, there are three generous size bedrooms, providing excellent space for a family, guests or those requiring additional room for working from home. The generous proportions of the bedrooms give the property a particularly practical feel and provide plenty of flexibility depending on the needs of the new owner.

Outside, the property benefits from a low maintenance rear garden which provides a pleasant outdoor space without requiring extensive upkeep. To the front, there is a driveway together with a detached garage, providing valuable off road parking and useful additional storage.

The location is a major attraction, with Hillfields offering a wide range of everyday amenities close to the property. There are numerous local convenience shops and businesses within the surrounding streets, while Coventry city centre is also within easy reach and provides an extensive choice of shops, supermarkets, restaurants, cafés, leisure facilities and entertainment. Coventry Market and the main city centre shopping areas are also readily accessible.

There is a good selection of educational facilities in the surrounding area, including primary and secondary schools as well as Coventry College. Local options include St Mary and St Benedict Catholic Primary School, Sidney Stringer Academy and Hillfields Nursery School, giving families a range of educational facilities within the wider Hillfields area.

The property is also well placed for transport links, with regular local bus services providing connections throughout Coventry and towards the city centre and surrounding areas. Coventry railway station is within convenient reach and provides rail connections to destinations including Birmingham, London, Rugby and Leamington Spa. The nearby city centre also provides excellent access to further bus services and major road connections.

For leisure and recreation, residents can enjoy the many facilities available within Coventry city centre, together with local community facilities and green spaces around Hillfields. The area's close proximity to the city centre also means that a wide range of restaurants, cafés, shops and entertainment venues are all within easy reach.

Overall, this is a spacious three bedroom mid terrace home offering generous bedroom accommodation, a versatile open plan kitchen, diner and living room, a low maintenance rear garden and the highly desirable benefit of a detached garage and driveway. Its convenient Hillfields location, with excellent access to schools, shops, amenities, transport links and Coventry city centre, makes this a property that should be viewed to be fully appreciated.

Living Room 15'7" x 10'1"

Kitchen/Diner 16'7" x 9'6"

Bedroom One 8'7" x 12'8"

Bedroom Two 6'7" x 13'5"

Bedroom Three 6'9" x 9'9"

Bathroom 5'7" x 5'6"

W/C 2'10" x 5'6"

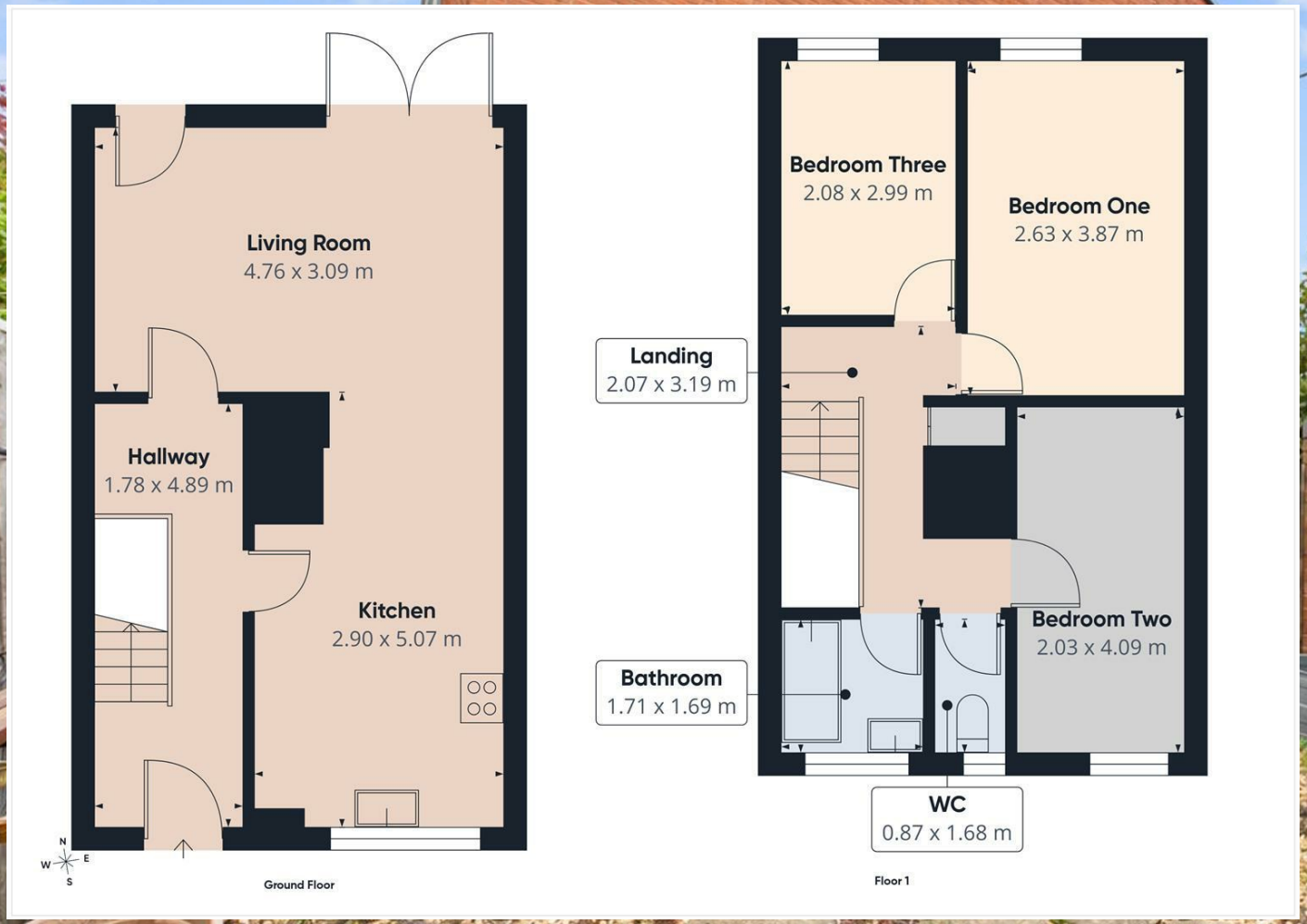




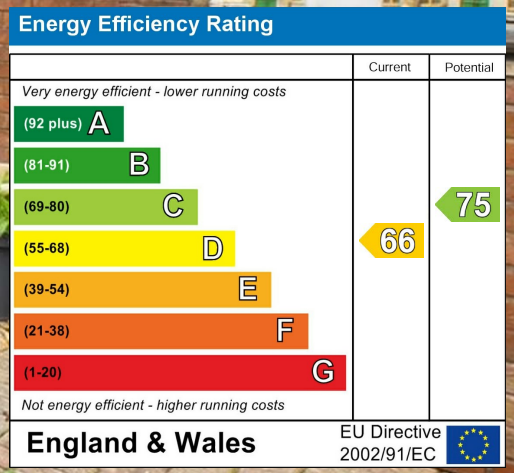












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