



HR ESTATE AGENTS

3 Bedrooms

House - End Terrace

£250,000

Located in

Coventry





Yarrow Walk

Coventry | CV6 4ND



James Whalley is delighted to present this well-appointed three-bedroom townhouse, ideally located on the sought-after Yarrow Walk.

This versatile and spacious home is set over three floors, offering flexible living for families or professionals alike.

Ground Floor:

Step into a welcoming entrance hall leading to a convenient downstairs WC. The ground floor also boasts a bright study—perfect for a home office or playroom—a practical utility area with direct garden access, and internal entry into the garage.

First Floor:

Upstairs, you'll find a stylishly refitted kitchen/diner, ideal for both everyday meals and entertaining.

Second Floor:

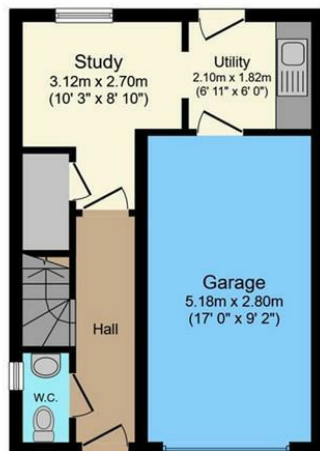
The top floor offers three generously sized bedrooms, including a master with en-suite shower room. A modern family bathroom is also located off the landing.

Yarrow Walk

£250,000 Freehold



- Town House
- Parking & Garage
- 1 Ensuite , 1 Bathroom & 1 WC
- 1.3 Miles Arena Park Shopping Centre
- EPC Rating B
- Solar Panels (Owned)
- 3 Bedrooms
- 1.4 Miles From President Kennedy School
- Refitted Kitchen / Diner



Ground Floor



First Floor



Second Floor

Total floor area 116.6 m² (1,255 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). Plan produced for Purplebricks. Powered by www.focalagent.com

Council Tax Band C

Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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