



# Yule Road, Coventry

Offers Over £250,000 Freehold

Spacious Wyken Family Home: 4 Bedrooms, 2 Bathrooms, Extended Kitchen/Diner, and No Chain!

## Description

Welcome to this beautifully presented and thoughtfully extended four-bedroom mid-terraced property, ideally located on Yule Road within the highly desirable Wyken area of Coventry.

This substantial family home is in very good condition throughout and has been significantly improved to offer spacious, highly versatile living accommodation.

It is perfectly suited for a growing family seeking the benefits of this popular residential area combined with exceptional transport and amenity access.

## Key Features at a Glance

**Four Well-Proportioned Bedrooms:** Including a fantastic converted attic room providing a private sanctuary with its own en-suite bathroom.

**Extended Ground Floor:** Creates a generous and spacious, open-plan kitchen/dining area—the ultimate social hub for modern family life and entertaining.

**Double Garage:** A significant benefit, located at the rear of the property with convenient access for secure parking or excellent storage.



Exceptional Connectivity: Only 5 minutes' drive to the M6/M69 junction and 10 minutes to the City Centre.

### Exceptional Energy Efficiency and Build Quality

If you're looking for a warm, inviting home with exceptional energy efficiency, this property is a perfect example. As a brick-built terraced house, it offers far better insulation than many modern homes constructed with lightweight materials. With neighbors on both sides and solid brick walls throughout, the home retains heat naturally, staying cozy in the winter while keeping energy costs low. It's a comfortable, efficient living space designed to make you feel at home from the moment you walk in.

### Interior Accommodation

The ground floor features a bright and flexible front reception room, currently configured as a home office/hobby space, complete with wooden flooring. This leads through to a welcoming lounge area and the impressive extended kitchen/dining area. The contemporary kitchen features contrasting, high-gloss cabinetry and generous work surfaces, flowing into a spacious dining area that comfortably accommodates a large family table.

The first floor hosts well-proportioned bedrooms and the modern, tiled family bathroom with a corner bath and shower. The highlight is the top-floor attic conversion, which provides the fourth, private bedroom complete with its own dedicated en-suite bathroom—a true private loft retreat.

### Prime Location & Transport Links (CV2)

Yule Road is situated in the established and family-friendly Wyken area of Coventry.

This highly regarded location offers excellent access to reputable local schools and essential amenities.

Crucially, the property boasts extremely strong commuter links:

**Road Network:** A highly advantageous location, just 5 minutes' drive to the M6/M69 junction, perfect for commuters.

**Healthcare Access:** The University Hospital is only a 5-minute drive away.

**City Centre & Bus:** The vibrant City Centre is a quick 10-minute drive or easily accessible via a very good bus connection.

Early viewing is highly recommended to fully appreciate the size, excellent condition, and exceptional versatility and location of this superb family home in Wyken.

**Council Tax Band:** B (Coventry City Council)

**Tenure:** Freehold

Contact Estate Culture today to book your appointment.

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**Parking options:** Garage, On Street

**Garden details:** Front Garden, Private Garden, Rear Garden

**Electricity supply:** Mains

**Heating:** Gas Mains

**Water supply:** Mains

**Sewerage:** Mains

**Broadband:** ADSL

## Tenure

Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <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>		

Viewing by appointment only  
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