



HR ESTATE AGENTS

3 Bedrooms

House - End Terrace

£210,000

Located in

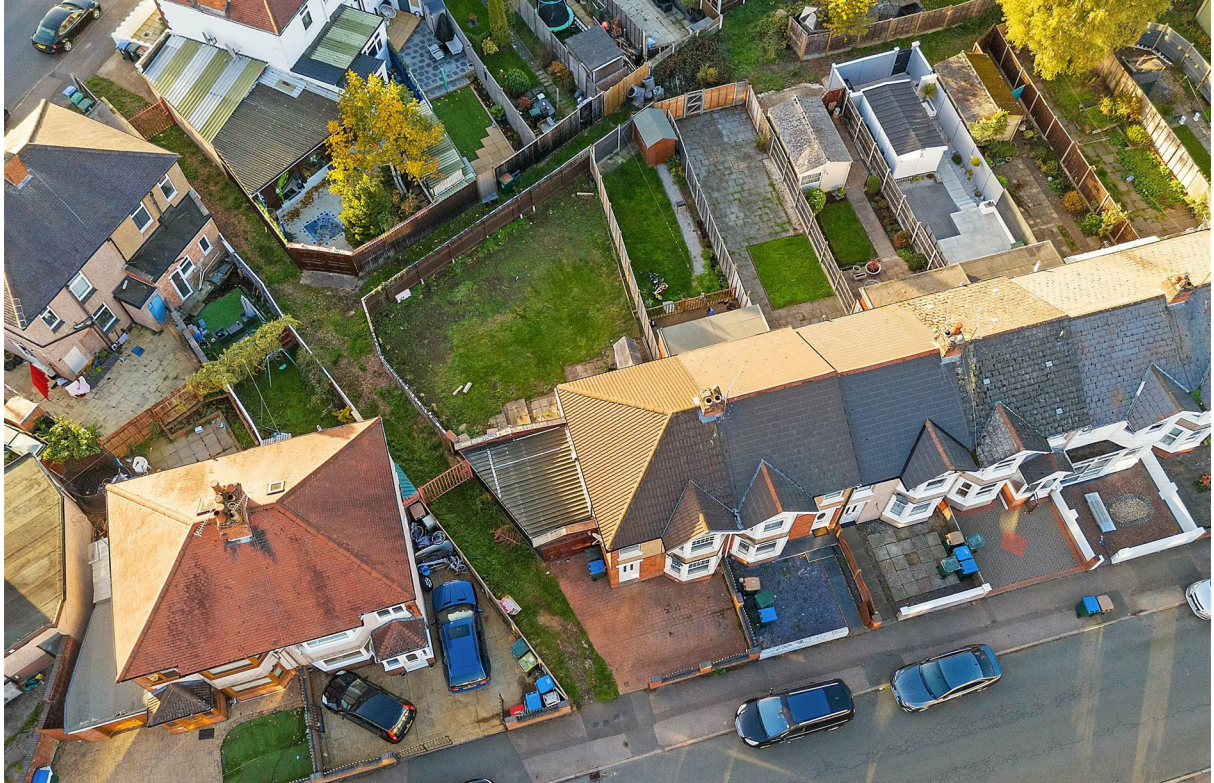
Coventry





Wyken Grange Road

Coventry | CV2 3BT



James Whalley is delighted to present this spacious three-bedroom corner plot property, ideally situated in the popular residential area of Wyken. Offering fantastic potential throughout, this home is perfect for those looking to add value or create their ideal family space offered with NO CHAIN.

Upon entering, you are welcomed by an inviting entrance hall leading into a bright and comfortable living room. To the rear, there is a well-proportioned kitchen diner, providing a great space for family meals and entertaining.

Upstairs, the property offers three bedrooms and a family bathroom.

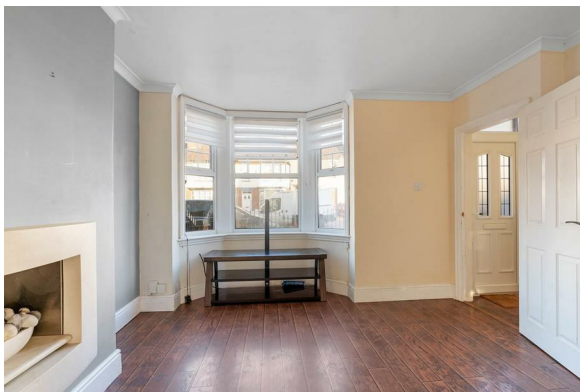
Externally, the generous corner plot provides exciting potential for future extension (subject to planning permission). The front of the property features hardstanding and direct access to a garage, offering convenient off-road parking. To the rear we also have a garden area.

Ideally located, the property is just 1.7 miles from University Hospital Coventry and 3.8 miles from Coventry Train Station, with excellent local bus routes and amenities nearby.

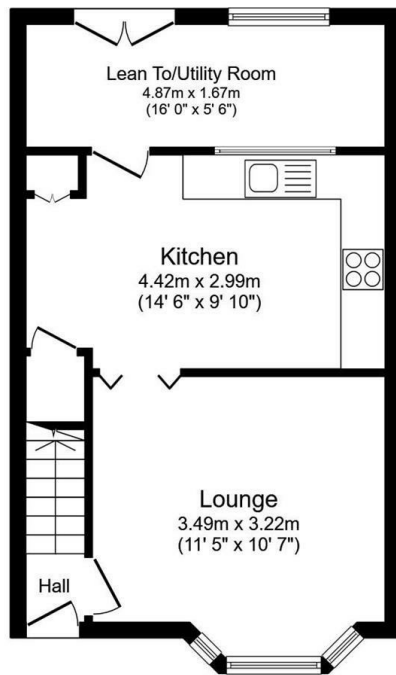
An excellent opportunity not to be missed – call now to arrange your viewing!

Wyken Grange Road

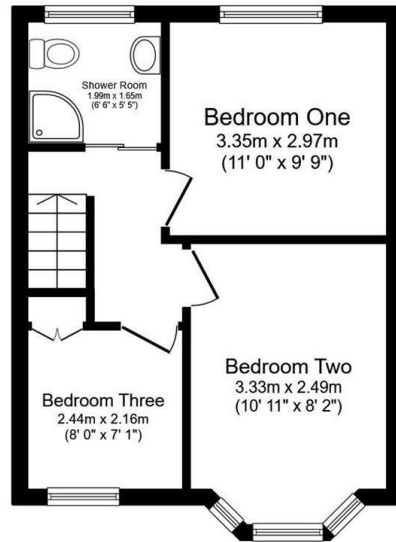
£210,000 Freehold



- Corner Plot
- No Chain
- Three Bedrooms
- 3.8 Miles To Coventry Train Station
- Good First Time Buy Or Investment
- Potential To Extend
- Kitchen Diner
- 1.7 Miles To University Hospital Coventry
- Good Bus Routes



Ground Floor



First Floor

Total floor area 71.8 sq.m. (773 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).
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Council Tax Band B

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		85
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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