

**Watersmeet Road, Wyken**  
**Asking Price £259,995**





Nestled in the sought-after area of Wyken, this well-presented mid-terrace home offers a fantastic opportunity for families and first-time buyers alike. Boasting a spacious and versatile layout, this property is ready to move into, with scope for personalisation to make it your own.

Upon entering, you are welcomed by a bright and airy through lounge, perfect for relaxing or entertaining. The extended kitchen provides ample workspace and storage, with the added convenience of a ground-floor shower room.

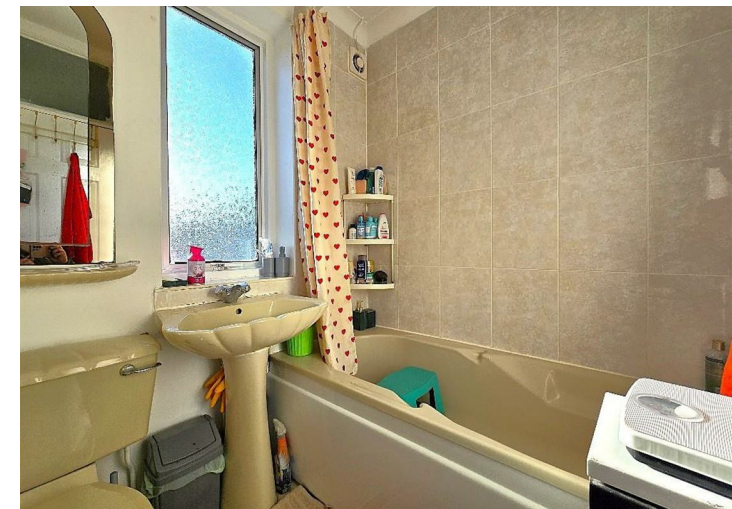
Upstairs, you'll find two generously sized double bedrooms, a cosy single bedroom, and a family bathroom. A staircase leads to a versatile loft room, ideal as a home office, hobby space, or additional storage.

Outside, the property benefits from a low-maintenance blocked front garden, an enclosed rear garden perfect for outdoor enjoyment, and a rear garage offering additional storage or secure parking. Further highlights include double glazing and gas central heating

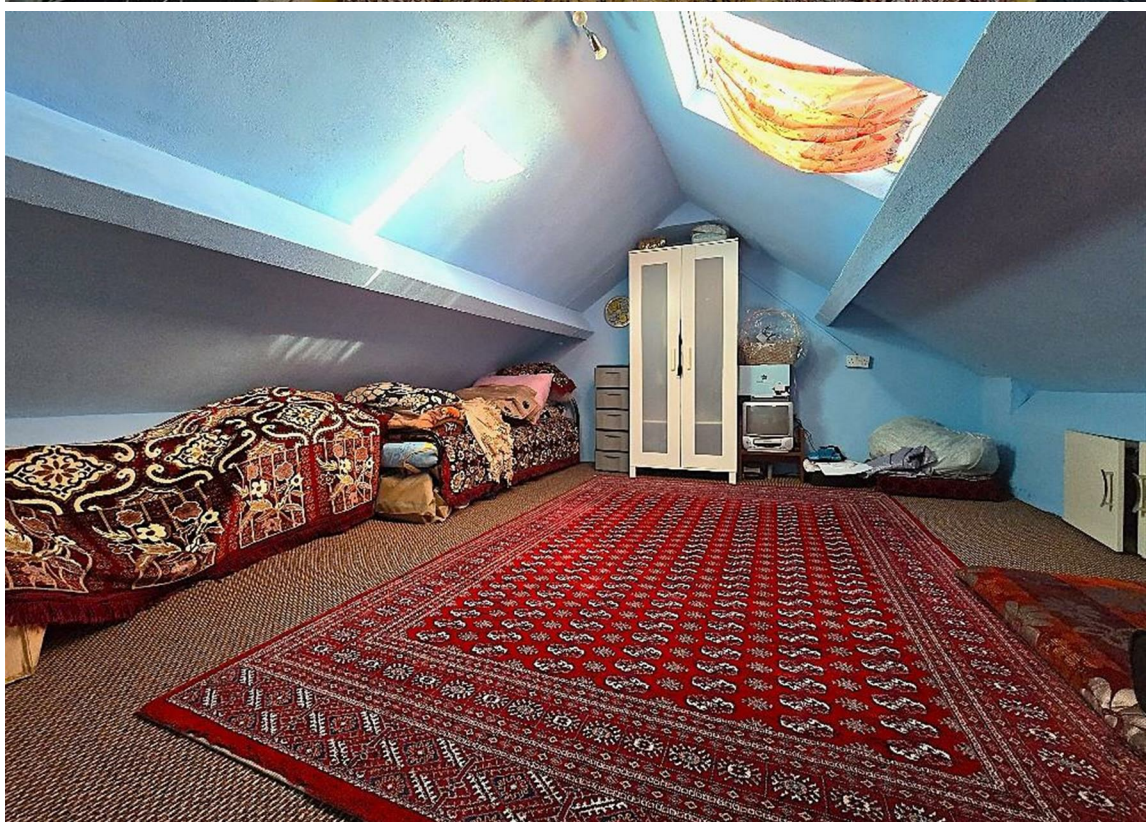
Situated in a popular residential area, this home is within easy reach of local amenities, well-regarded schools, and excellent transport links to Coventry city centre and beyond. With its spacious layout and desirable location, this charming home is not to be missed!

Contact us today to arrange a viewing.

- EPC Rating: C
- Mid-Terrace House
- Through Lounge
- Extended Kitchen
- Ground Floor Shower Room & First Floor Bathroom
- 2 Double Bedrooms & 1 Single Bedrooms
- Loft Room
- Front & Rear Gardens with Rear Garage
- Popular Residential Area
- Council Tax Band: B

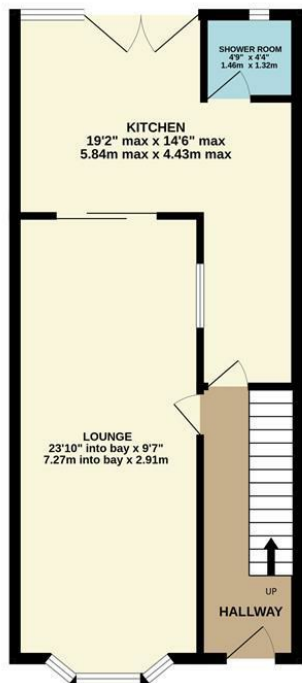




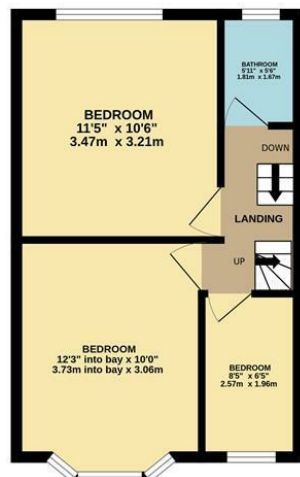




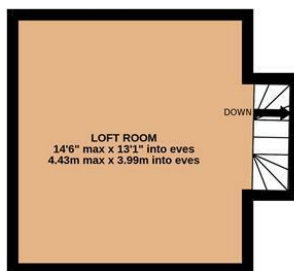
GROUND FLOOR  
487 sq.ft. (45.3 sq.m.) approx.



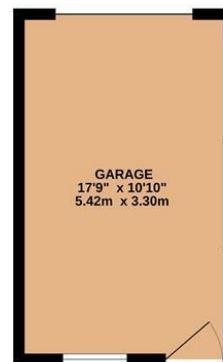
1ST FLOOR  
337 sq.ft. (31.3 sq.m.) approx.



2ND FLOOR  
173 sq.ft. (16.1 sq.m.) approx.




OUTSIDE  
193 sq.ft. (17.9 sq.m.) approx.



MID-TERRACE HOUSE

TOTAL FLOOR AREA : 998sq.ft. (92.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### PLEASE NOTE: General Information

We have been informed by the vendor that the tenure of the property is Freehold. However, you are recommended to have this information verified by your legal advisor at the earliest opportunity. All measurements are approximate and quoted in metric and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixture, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photos are produced for internal general information and it must not be inferred that any item would be included within the sale.

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