



yourdreampad



## 99 Arch Road Wyken, Coventry, CV2 5AD

**\*\* CASH BUYERS ONLY \*\*** A substantial, full height, round bayed end-terraced property enjoying an excellent and convenient location, backing onto Caludon Castle Park. Currently in need of full renovation and complete redecoration, this 1930's home offers tremendous scope to update, personalise and possibly extend to create an excellent family residence, perfect for builders and investors. Comprising of a through hall, two reception rooms, kitchen and useful store. There are three bedrooms and a bathroom. The gardens are overgrown but include rear car access. INTERESTED? THEN PLEASE CALL TODAY TO BOOK YOUR VIEWING.

### SETTING

Arch Road lies within the very heart of Wyken, an ideally situated position, well served by a wide range of first class amenities including various daily shops and superstores, schools for all ages and transport services. The location is perfect for the M6/M69 junction, enabling easy access to the midland motorway network and also the University Hospital.

Offers over £160,000

# 99 Arch Road

Wyken, Coventry, CV2 5AD



- HALLS TOGETHER END-TERRACE
- CASH BUYERS ONLY
- REQUIRING FULL MODERNISATION
- SMALL KITCHEN, STORE ROOM
- SHOULD SUIT PROPERTY DEVELOPERS
- THREE GENEROUS BEDROOMS, BATHROOM
- FRONT AND REAR GARDENS
- MUCH SOUGHT AFTER LOCATION

## ON THE GROUND FLOOR

### Through Hall

12'2" x 5'3" (3.73m x 1.61m )

### Front Lounge

10'11" plus bay x 11'6" (3.34m plus bay x 3.52m )

### Dining Room

10'9" x 10'6" (3.30m x 3.22m )

### Kitchen

7'7" min x 6'0" (2.33m min x 1.85m )

### Store Room

7'0" x 3'11" (2.15m x 1.20m )

### Bedroom No.1

11'0" x 10'11" plus bay (3.36m x 3.35m plus bay )

### Bedroom No.2

10'11" x 10'9" (3.35m x 3.29m )

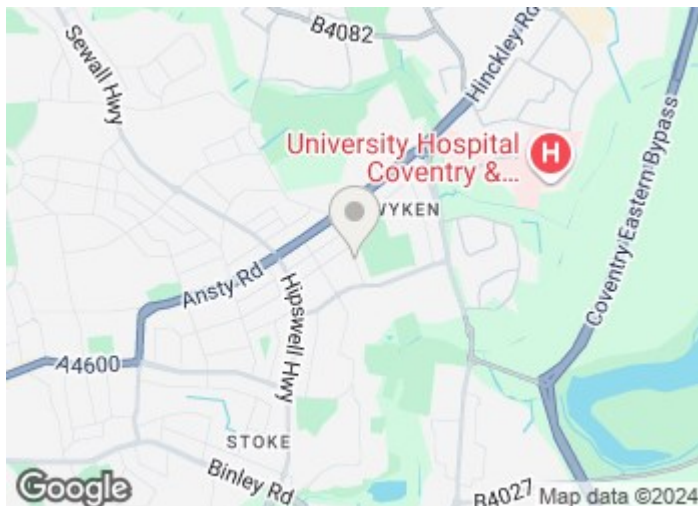
### Bedroom No.3

7'10" x 5'11" (2.41m x 1.81m )

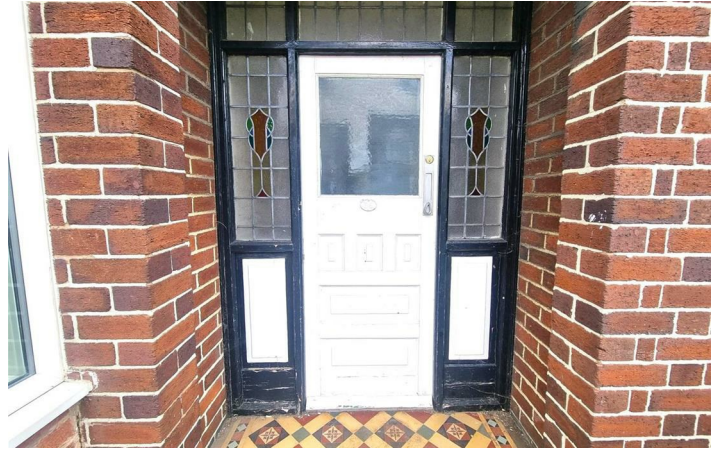
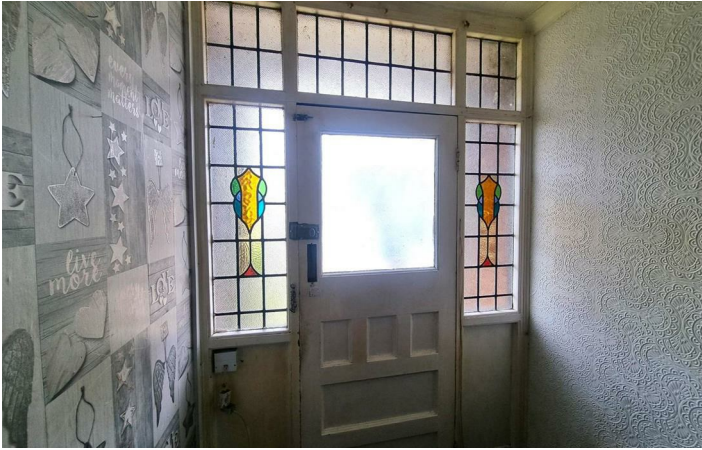
### Bathroom

5'10" x 5'5" (1.80m x 1.66m )

## ON THE FIRST FLOOR



[Directions](#)



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Quality. This time, next time, every time.

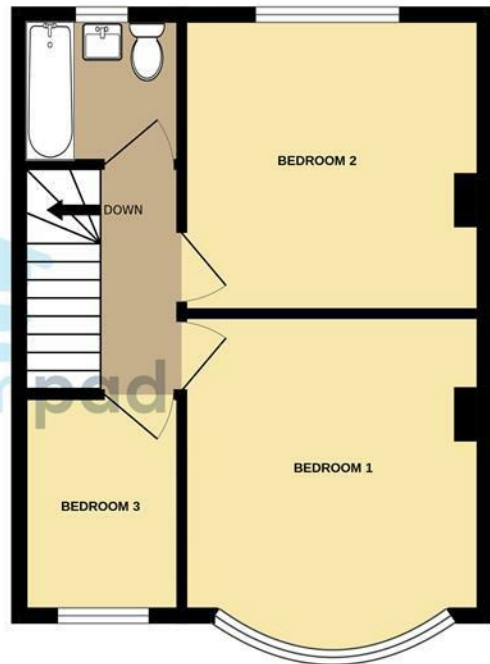


# Floor Plan

GROUND FLOOR



1ST FLOOR



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) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		39	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	