



Trusted
Property Experts



Wyken Croft
CV2 3AA

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Shortland Horne are pleased to present this three-bedroom end-terrace property situated within Wyken, Coventry. The property offers spacious accommodation, ideally suited to families or professionals seeking a home in a convenient location.

The ground floor comprises a welcoming entrance hall, a bright and generously proportioned lounge, second reception room and a modern fitted kitchen with ample space for dining. To the first floor are two double bedrooms, one single bedroom and a family bathroom with shower, w/c and sink.

Externally, the property benefits from an enclosed rear garden, providing an attractive and low-maintenance outdoor space.

The location offers excellent access to a variety of local amenities, well-regarded schools, and transport links, including the University Hospital Coventry & Warwickshire.

AVAILABLE FROM 1ST DECEMBER | EPC RATING: D | COUNCIL TAX BAND: B

selling quality
property since 1995

Custom text box





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Dimensions



Floor Plan



Total area: sq ft

Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing Strictly by arrangement through Shortland Horne.

Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

Location Map



EPC

