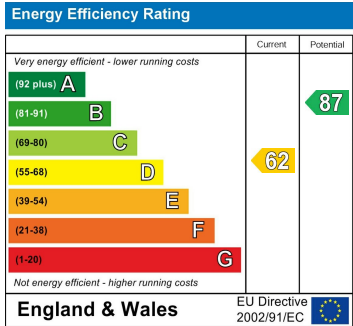


Floor Plan



EPC



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.



Shortland Horne Walsgrave Branch
306 Walsgrave Road, Walsgrave, Coventry CV2 4BL

Other branches:
Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET
10 Euston Place, Leamington Spa CV32 4LJ

call: 02476 442 288
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

follow us  



follow us  

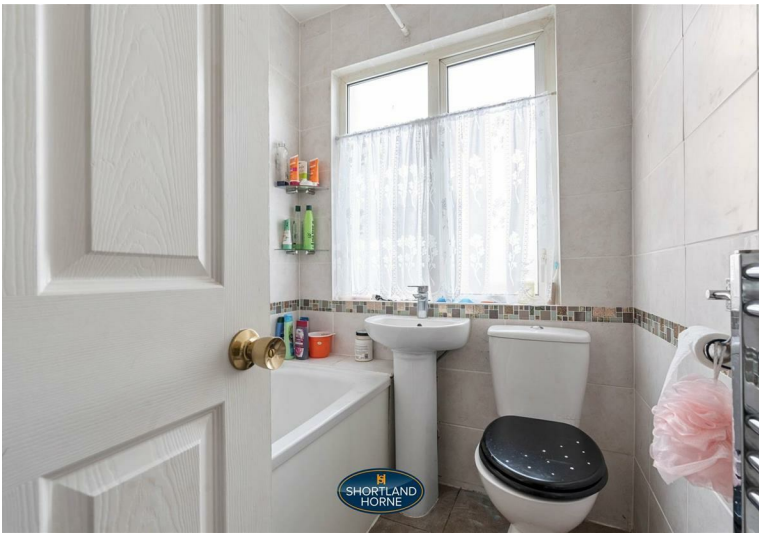
Forknell Avenue
Wyken CV2 3EL



£162,500 | Bedrooms 2
Bathrooms 1

Shortland Horne are pleased to bring to market this well presented two bedroom mid terraced house located in popular Wyken, Coventry. The property is offered with NO CHAIN. Situated close to good schools, shops and the University Hospital, the property would make an ideal first time buy, family home or investment opportunity. Ground floor accommodation consists of entrance hall, spacious 21' lounge / diner, kitchen and conservatory. Upstairs you will find two good sized double bedrooms and the family bathroom. To the front of the property is a neat fore garden whilst at the rear garden is gravelled for easy maintenance with patio area and timber fence surround.

GOOD TO KNOW:
Tenure: Freehold
Vendors Position: No chain
Parking Arrangements: On street
Council Tax Band: A
EPC Rating: D
Total Area: Approx. 620 Sq. Ft



Hall	
Lounge / Diner	21.7 x 11.1
Kitchen	10.3 x 4.9
Conservatory	10.4 x 6.4
Bedroom 1	11.0 x 10.11
Bedroom 2	10.5 x 8.6
Bathroom	