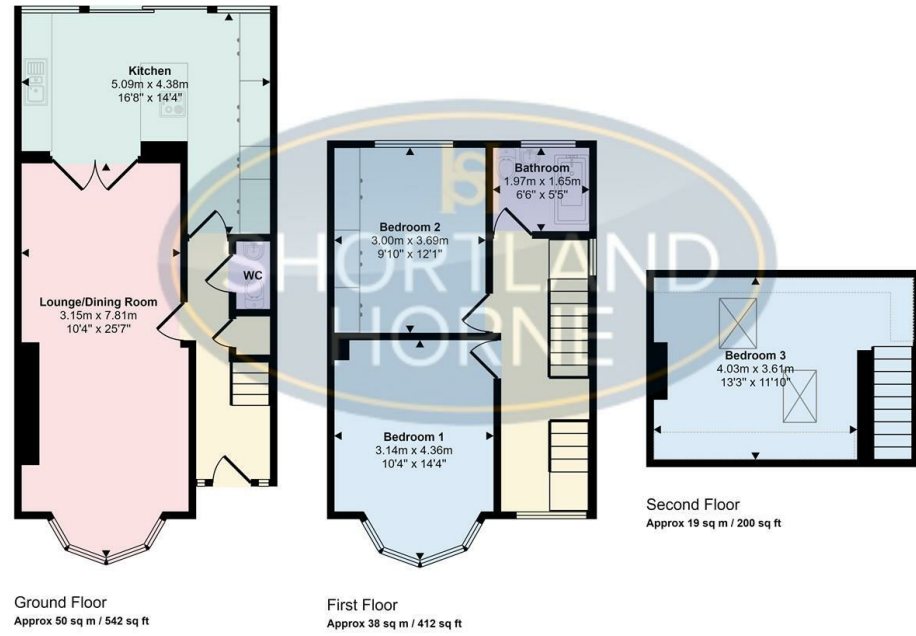


## Floor Plan

Approx Gross Internal Area  
107 sq m / 1153 sq ft



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		67	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### 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.

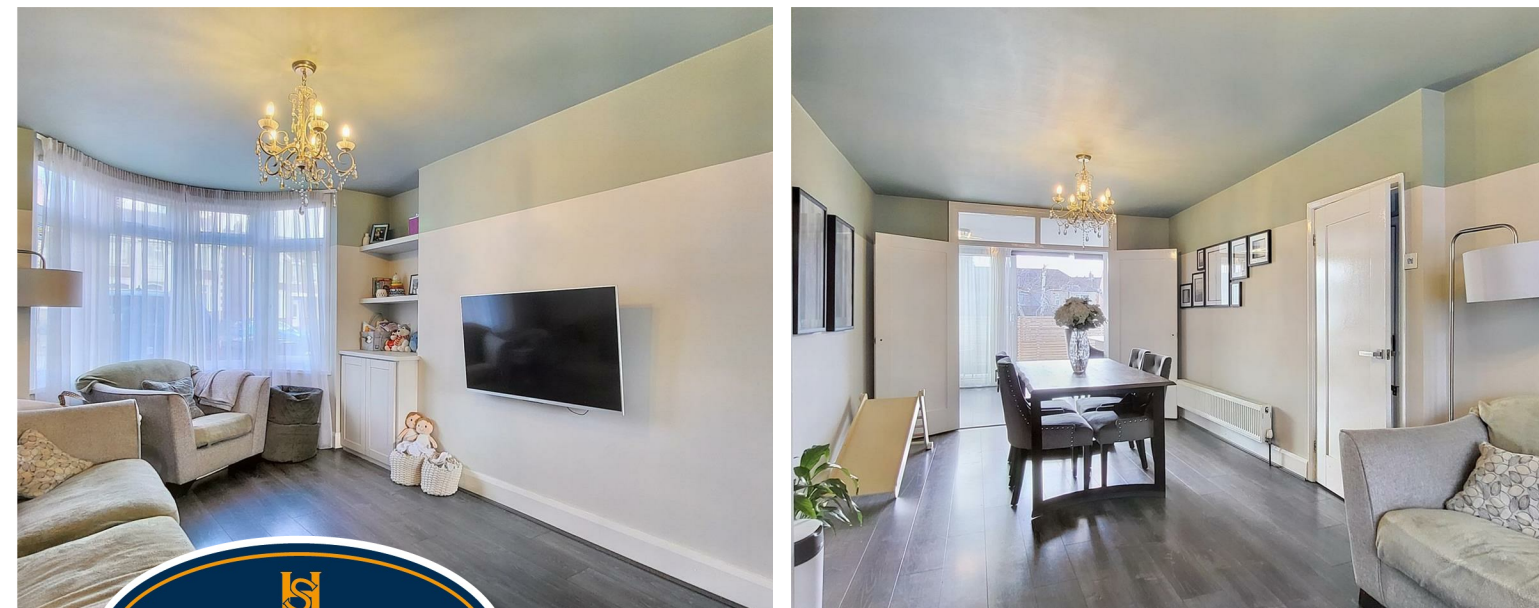
### Appliances

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**  
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**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

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**Sewall Highway**  
**Wyken CV2 3PD**





**£245,000**

**Bedrooms 2  
Bathrooms 1**

Introducing your perfect first home located in the heart of Wyken! This spacious and extended end-of-terrace property offers an ideal choice for first-time buyers, combining ample space with contemporary charm. The property is fully vacant and offered for sale with no chain!

Upon entering, you're greeted by a well-maintained interior adorned in calming neutral tones, providing a blank canvas for personalisation. The ground floor features a modern open-plan layout seamlessly connecting the living spaces. As you step through the hallway, you'll be welcomed into the inviting lounge-dining room, a versatile area perfect for relaxation or entertaining guests. The high-end kitchen boasts a sleek L-shaped design with striking dark cabinets, elegantly contrasted by chic pale grey worktops and splashbacks. Equipped with integrated appliances, including double ovens, a hob, dishwasher, and fridge-freezer, this culinary haven effortlessly combines style with functionality. Expansive sliding patio doors flood the space with natural light and offer access to the rear garden.

Venture upstairs to discover two generously sized double bedrooms and a modern family bathroom, providing comfort and convenience for everyday living. Ascend to the second floor to uncover a versatile loft space (no building regulations) illuminated by two Velux windows, ideal for use as a third bedroom, home office, hobby space, or additional accommodation.

Outside, a low-maintenance rear garden basks in sunlight, featuring expansive patio areas and an artificial lawn, perfect for al fresco dining and leisurely gatherings. A convenient side gate provides access to the front driveway, ensuring effortless entry and exit.

Situated in a prime location, this property offers easy access to sought-after schools, local shops, and the University Hospital, catering to the diverse needs of families, professionals, and students alike.



**GROUND FLOOR**

- Hallway
- Lounge/Dining Room
- Kitchen
- WC
- FIRST FLOOR
- Landing
- Bedroom 1

**Bedroom 2**

- Bathroom
- SECOND FLOOR
- Loft Bedroom
- OUTSIDE
- Rear Garden
- Driveway