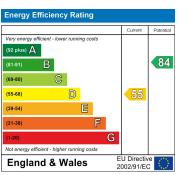
Floor Plan



TOTAL FLOOR AREA : 1036 sq.ft. (96.3 sq.m.) approx. while every attempt has been made to ensure the accuracy of the foopdan contained here, measurements of ensurements and the stream of the origination on missioners. This gets in schemater purposes why and bload be used as such by any respective purchaser. The service, systems and applicances shown have not been tested and no guarantee as to the stream with the stream beam of the service of the servic

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 refering 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.



Other branches:

Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET 10 Euston Place, Learnington Spa CV32 4LJ

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









£240,000 | Bedrooms 3 Bathrooms 1

Welcome to this charming property located on Wyke Road in the sought-after area of Wyken, Coventry. This larger than average semi-detached house boasts a spacious through lounge / dining room, kitchen. bathroom and three bedrooms, ideal for a growing family.

Although the house is in need of some improvement, it presents a fantastic opportunity for those looking to add their personal touch and create their dream home. The long back garden provides ample space for outdoor activities, gardening, or enjoying a cup of tea on a sunny day. There is a single garage to the side and space for off road parking at the front of the property.

Situated close to the University Hospital, this property is not only convenient for healthcare professionals but also offers easy access to amenities, schools, and transport links.

With its potential to be transformed into a great family home, this property on Wyke Road is a rare find.

Don't miss the opportunity to make this house your home sweet home in the heart of Coventry. Book a viewing today and discover the potential that this property has to offer.

GOOD TO KNOW: Tenure: Freehold Vendors Position: No Chain Parking Arrangements: Off road parking Garage Details: Single Garage Garden Direction: North West Council Tax Band: C EPC Rating: D Total Area: Approx.1036 Sq. Ft





GROUND FLOOR	
Hallway	
Lounge	11'11" x 11'6"
Dining Room	11'5" x 10'9"
Sun Room	10'2" x 7'1"
Kitchen	14'1" x 6'8"
FIRST FLOOR	

Bedroom 1 Bedroom 2 Bedroom 3 Bathroom Outside Garage

Landing

15'10" x 7'4"

11'9" x 11'5" 11'4" x 10'9" 8'2" x 6'11"