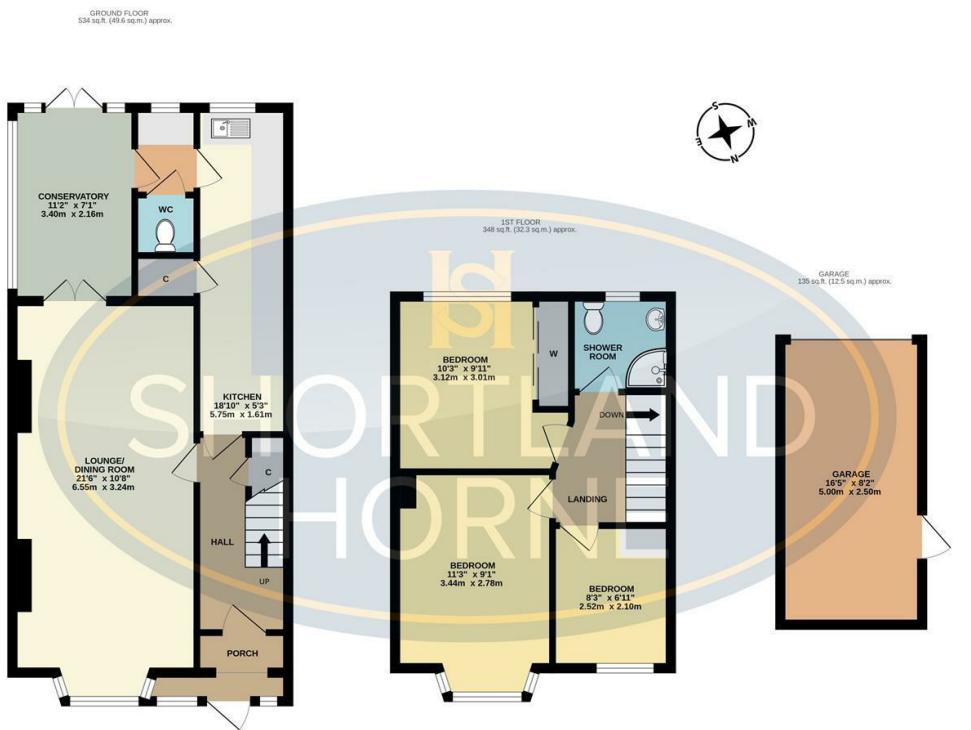
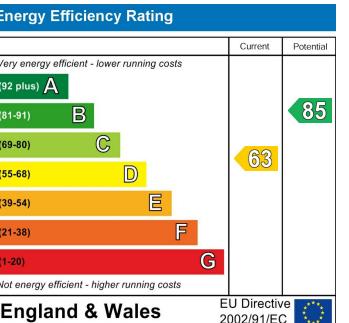


## Floor Plan



TOTAL FLOOR AREA: 1017 sq ft. (94.5 sq m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms or any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The floorplan is illustrative purposes only and should not 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.  
Made with Measuring 1012.

## 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.

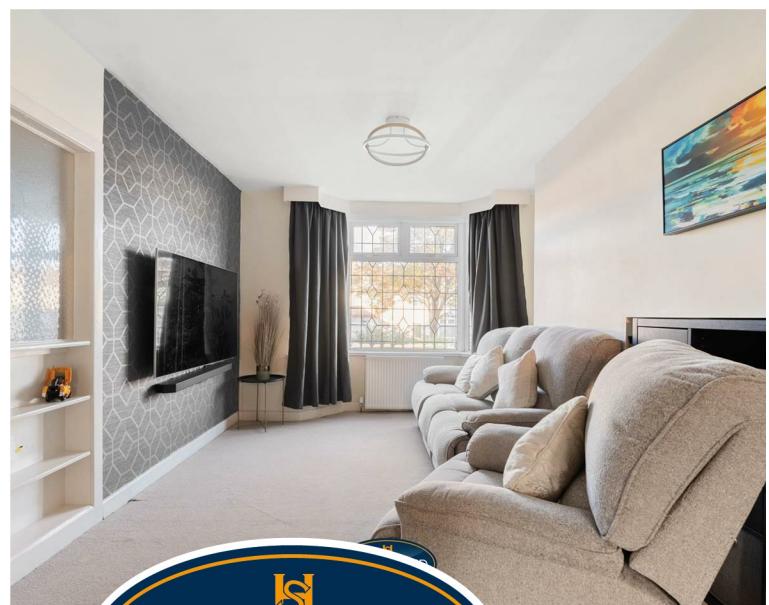
### Appliances

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

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**Sewall Highway**  
**Wyken CV2 3NG**



**£227,500 Offers In The Region Of**

**Bedrooms 3  
Bathrooms 1**

This lovely three-bedroom end-terrace home in Wyken is a must-see, having undergone recent updates that enhance both style and functionality. Situated in a prime location, the property is close to local amenities, schools, University Hospital, and enjoys excellent commuting links via the M6, Ansty Road, A46, and A444. This makes it ideal for families or professionals seeking both modern comforts and convenience.

Recent updates to the property include new carpets upstairs, freshly painted walls throughout, new radiators, new internal doors, and fully updated ensuring that the home is move-in ready. The conservatory also benefits from a new roof, adding both comfort and durability to the space.

Inside, the home features a spacious lounge and dining room, where fresh carpeting and bright, welcoming decor create an inviting atmosphere. There's ample space for sofas and a dining area, making it perfect for family gatherings and entertaining. The extended galley kitchen has been thoughtfully designed, with a tiled floor and a stylish marble-effect splashback. This well-equipped kitchen offers plenty of cabinet space, an integrated dishwasher, and a cooker hood with an extractor, plus room for a range oven and washing machine, making it a highly functional area for daily cooking and meal preparation.

Downstairs, there's the added convenience of a newly installed guest WC, which includes a toilet and sink, a practical touch for visitors and family. Beyond this, the conservatory, with its tiled floor and French doors opening onto the garden, offers a versatile space that could easily be used as a dining area or a peaceful retreat overlooking the garden.

Upstairs, the property continues to impress with two spacious double bedrooms, each with fitted wardrobes. The main bedroom features a beautiful curved bay window, adding character and natural light, while the second double bedroom offers matching fitted wardrobes. A third bedroom provides flexibility, suitable as a nursery, study, or a cosy guest room. The modern shower room is pristine and includes a vanity unit under the sink, combining style with essential storage space.

Outside, the rear garden is generously sized, primarily laid to lawn, and includes a patio area perfect for outdoor dining. There's also a bordered section ready for planting, and a detached sectional garage, accessed via rear access. The front garden is equally charming, and there is convenient off-road street parking available.

#### GOOD TO KNOW:

Tenure: Freehold  
Vendors Position: Buying another property through Shortland Horne  
Parking Arrangements: Street Parking  
Garden Direction: South  
Council Tax Band: B  
EPC Rating: D  
Total Area: Approx. 1017 Sq. Ft



#### GROUND FLOOR

Porch

Hallway

Lounge/Dining Room

21'6 x 10'8

Kitchen

18'10 x 5'3

Conservatory

11'2 x 7'1

WC

#### FIRST FLOOR

Landing

Bedroom 1

11'3 x 9'1

Bedroom 2

10'3 x 9'11

Bedroom 3

8'3 x 6'11

Shower Room

#### OUTSIDE

Garage

16'5 x 8'2

Rear Garden

Front Garden