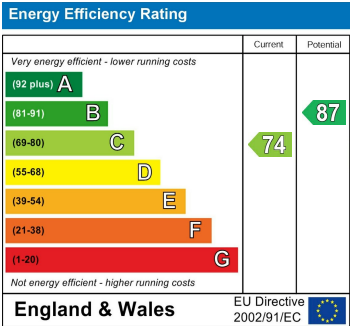


Floor Plan



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.



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Balliol Road
Wyken CV2 3DS



£350,000 Offers Over

Bedrooms 3
Bathrooms 2

From the moment you arrive, the kerb appeal is undeniable. The crisp white render gives the exterior a striking, modern elegance, setting the tone for what lies within. Step through the front door, and the welcoming hallway draws you in. A glass balustrade lines the staircase, reflecting light and creating a contemporary feel, while giving you a glimpse of the quality and attention to detail that flows throughout the home.

To your right, the lounge beckons with its soft ambience and tasteful décor. A beautiful bay window allows natural light to pour in, while the plush carpet underfoot adds to the sense of luxury. The log burner takes centre stage, promising cosy winter evenings curled up by the fire or long, lazy Sunday afternoons with a film. This is a room that feels both comforting and elegant, a true retreat.

Wander further, and the heart of the home unfolds. The vast ground floor extension has created a breathtaking open-plan kitchen, dining, and family room, a true showpiece. The dining area sits

Tucked away on the ever-popular, peaceful no-through Balliol Road in Wyken, Coventry, this beautifully renovated three-bedroom semi-detached home has been lovingly transformed into something truly special. Originally built in the mid-1900s, the property has been extended, reimaged, and finished to an exceptional standard, offering a seamless blend of character and modern convenience. Step inside, and you will immediately sense the care and craftsmanship that have gone into creating a home that feels both stylish and inviting.



GROUND FLOOR		Landing	
Hall		Bedroom 1	13'3 x 10'9
Lounge	12' x 11'6	Bedroom 2	11'8 x 11'5
Dining Area	17'3 x 11'3	Bedroom 3	8'2 x 6'11
Kitchen/Family Area	24'3 x 17'3	Family Bathroom	
Shower Room		OUTSIDE	
Utility Room		Rear Garden	
FIRST FLOOR		Driveway	