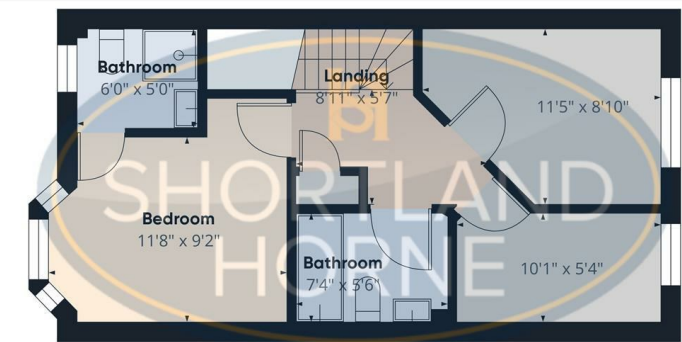


Floor Plan



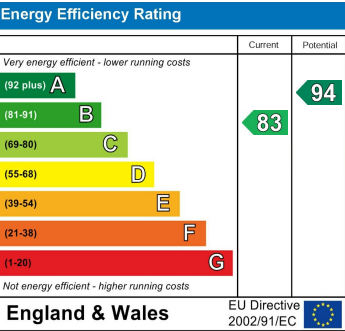
Approximate total area⁹⁹
800 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360

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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Wyken



Offers Over
£249,995 | Bedrooms 3
Bathrooms 2

As you arrive, you'll find two dedicated parking spaces directly in front of the property, offering ample room for family vehicles or visiting guests. A sleek composite front door opens into a warm and welcoming hallway, a practical space to kick off your shoes, hang up your coat, and set down your shopping bags after a busy day. It sets the tone perfectly for the rest of this thoughtfully designed home.

To the right is the kitchen-dining room. Picture yourself enjoying a quiet morning coffee as sunlight pours in through the bay window, casting a soft glow across the sleek worktops. The kitchen is well-equipped with ample storage, a built-in oven and four-ring gas hob, integrated fridge/freezer, and space for a washing/drying machine. Whether it's a Sunday roast or a casual midweek dinner, this is a space where cooking becomes a pleasure. The bay window area also provides the perfect spot for a small dining table where you can eat, chat, and relax with family and friends.

Shortland Horne are delighted to present this well presented three-bedroom detached home, tucked away within a small, exclusive development of just seven properties, nestled off Dennis Road in the ever-popular residential area of Wyken. Constructed in 2019, this stylish home has been well maintained and offers the perfect blend of modern living and everyday comfort.



GROUND FLOOR

- Hallway
- Living Room
- Kitchen/Dining Room
- WC

FIRST FLOOR

- Landing

- Bedroom 1
- En-Suite
- Bedroom 2
- Bedroom 3
- Family Bathroom
- OUTSIDE
- Rear Garden
- 2x Parking spaces