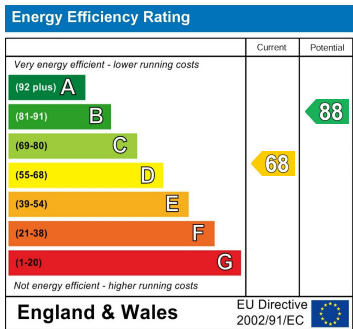


Floor Plan



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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Yule Road
Wyken CV2 3DB



£210,000

Bedrooms 3
Bathrooms 1

There is a gentle charm and a feeling of familiarity as you arrive at this three bedroom terrace home on Yule Road in Wyken, a road lined with homes that have raised generations and still carry that comfortable community spirit. The frontage sets a tidy first impression with its brick wall, iron gate and low maintenance stone garden. A straight pathway leads you to the door and hints at the neat, welcoming atmosphere inside.

Step into the compact hallway and you are greeted by a simple layout that works exactly as it should. The staircase rises directly in front of you while a door to the lounge sits just to the right. Even though the space is modest, the neutral décor and soft natural light give you an immediate sense of calm and order.

The lounge unfolds beautifully the moment you enter. The bay window gathers the daylight and sends it sweeping across the laminate flooring, filling the room with a warm, inviting glow. The electric fire creates a cosy centrepiece and the squared arch through to the dining area keeps everything open and sociable. It is the sort of space where family time feels natural, conversations drift easily and the layout adapts effortlessly from quiet evenings to weekend gatherings.

The dining room continues the same flooring which keeps the flow smooth and consistent. It enjoys a gentle view towards the garden and features a valuable utility cupboard. This cupboard offers room for a washing machine and tumble dryer, giving you the practicality of a dedicated laundry space without compromising the kitchen layout. It is the sort of feature you soon wonder how you ever lived without.

From the dining room you step into the kitchen which blends warmth, modern style and everyday functionality. Shaker style units sit beneath wooden worktops that feel homely and inviting. The metro tiled splashback adds character while the ceiling spotlights and under cabinet LEDs create a soft ambient glow in the evenings. The built in oven, gas hob and extractor fan make cooking simple and enjoyable. A door from the kitchen leads into the conservatory, a flexible bonus space filled with natural light. With electrics already installed, it can serve as a home office, a playroom, a peaceful reading spot or simply a bright extension of your living space. From the conservatory you will find a ground floor toilet which is ideal for guests or busy mornings. Another door leads straight out to the garden.

The rear garden feels private and thoughtfully arranged, creating a space that is easy to enjoy throughout the year. The patio welcomes you from the conservatory and is perfect for morning coffee or relaxed summer dining. The lawn stretches neatly beyond it with planted and stone borders providing texture, colour and seasonal interest. Quality fencing keeps the garden enclosed and secure. At the end of the plot sits a single garage with an up and over door, offering ideal storage or safe parking.

Upstairs, soft carpet leads you along the landing to three well proportioned bedrooms. The main bedroom benefits from a bay window that fills the room with gentle natural light and creates a warm, peaceful atmosphere. The second bedroom is another comfortable double, ideal for family or guests. The third bedroom works perfectly as a single room, nursery or home office with its easy to maintain laminate flooring. The family bathroom is clean, modern and refreshing with tiled walls and floors, a white suite, a shower over the bath and a chrome heated towel rail that adds a touch of comfort.

Yule Road continues to be a favourite for its convenience. Shops, schools and bus routes sit within easy reach and University Hospital is just a short journey away. Road links make commuting straightforward and everyday life flows with ease. With no chain, the move becomes simpler and quicker to achieve.

Please note: the marketing photographs were taken prior to the most recent tenancy and the property may differ slightly in appearance upon viewing.



GROUND FLOOR		FIRST FLOOR	
Hallway		Bedroom 1	12'11 x 9'2
Lounge	12'2 x 11'8	Bedroom 2	10'10 x 9'11
Dining Room	10'9 x 9'10	Bedroom 3	8'1 x 6'11
Kitchen	10'9 x 5'7	Bathroom	5'8 x 5'7
Conservatory	11'2 x 8'	OUTSIDE	
Utility	5' x 3'6	Garage	
WC		Rear Garden	
		Front Garden	