

**2 Bedroom House - Terraced**  
**located on Wyken Way, Coventry**  
**Offers Over £200,000**

**UP Estates**



**\*\*SPACIOUS LOUNGE DINER - DRIVEWAY & GARAGE - POPULAR LOCATION\*\*** Up Estates is pleased to bring to the market this Two Double Bedroom mid terrace property located in a popular area within walking distance to supermarkets, shops, parks, schools and Coventry College. Benefits include a good-sized Lounge/Diner, off-road parking with a dropped kerb for two cars, full central heating and double glazing throughout, and Family Bathroom. The property briefly comprises of; Hall, Lounge/Diner and Kitchen to the ground floor, and Two Double Bedrooms and the Family Bathroom to the first floor. Externally there is a driveway to the front aspect, garden to the rear and a garage to the rear.

**HALL** With stairs ascending to the first floor and a door leading to the Lounge/Diner.

**LOUNGE/DINER** 11' 2" x 24' 3" (3.42m x 7.4m) A good-sized Lounge/Diner with two central heated radiators, a double glazed bay window to the front aspect and a door leading to the Kitchen.

**KITCHEN** 14' 0" x 7' 8" (4.27m x 2.36m) Including a matching range of wall and base mounted units with roll top work surfaces over, tiled splash back, a stainless steel sink with drainer and mixer tap, electric hob with an extractor fan over and oven below, and space for further appliances. There are also two double glazed windows to the rear aspect, a door leading to the rear garden, and access to the stairs which ascend to the first floor.

**LANDING** With stairs rising from the ground floor and doors leading to accommodation.

**BEDROOM ONE** 14' 6" x 12' 9" (4.44m x 3.91m) A double bedroom having a central heated radiator and double glazed bay window to the front aspect.

**BEDROOM TWO** 9' 6" x 8' 9" (2.92m x 2.67m) Another double bedroom having a central heated radiator and double glazed window to the rear aspect.

**BATHROOM** 6' 5" x 5' 8" (1.98m x 1.75m) A fully tiled bathroom and having a panelled bath with shower over, low level W/C, hand wash basin, central heated towel rail and a double glazed window.

**FRONT ASPECT** Offering a driveway with a dropped kerb and parking for two cars.

**GARDEN** A rear garden with a decked seating area, a lawn, fencing along the boundaries and also access to the garage at the rear.

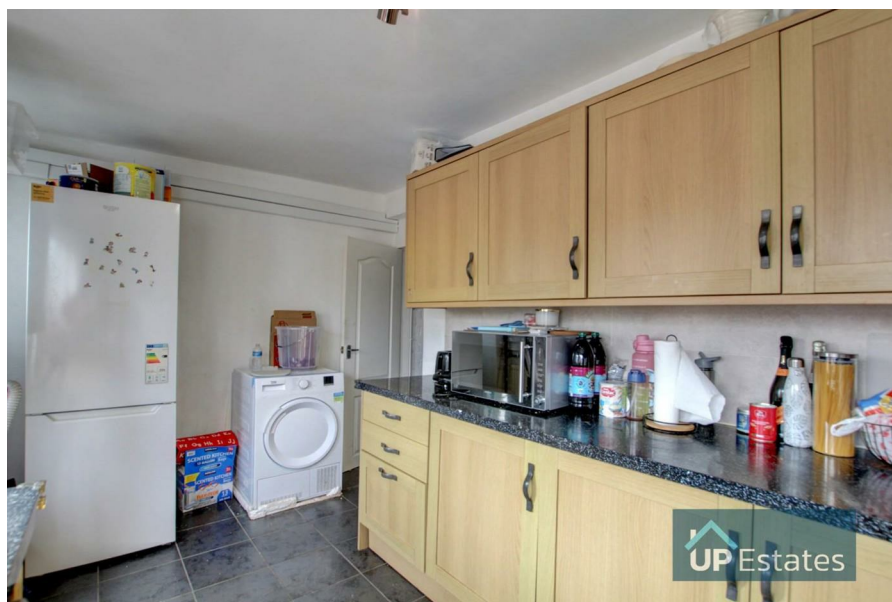
**GARAGE** Situated to the rear of the property including electrics and storage shelves within.

#### **IMPORTANT NOTE TO PURCHASERS**

Intending purchasers will be asked to produce identification documentation for Anti Money

Offers Over  
£200,000

- DOUBLE BAY FRONTED TERRACED HOME
- DRIVEWAY & GARAGE
- SPACIOUS LOUNGE DINER
- POPULAR LOCATION
- COUNCIL TAX BAND A
- CALL NOW TO VIEW!





Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

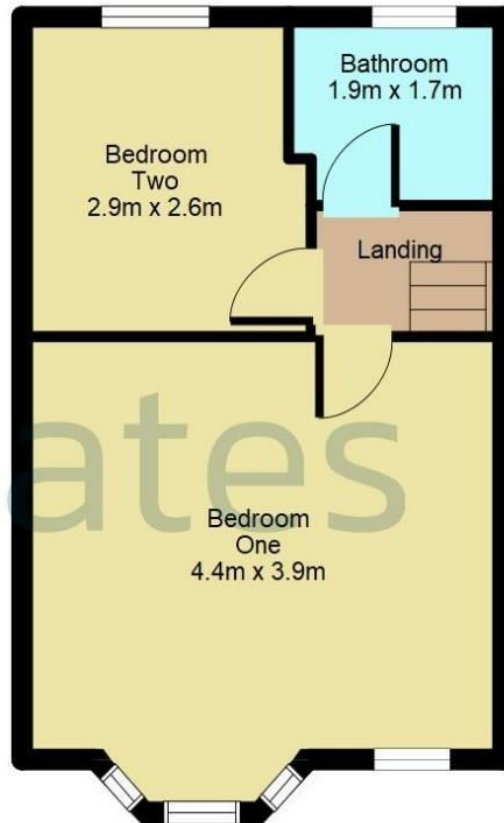
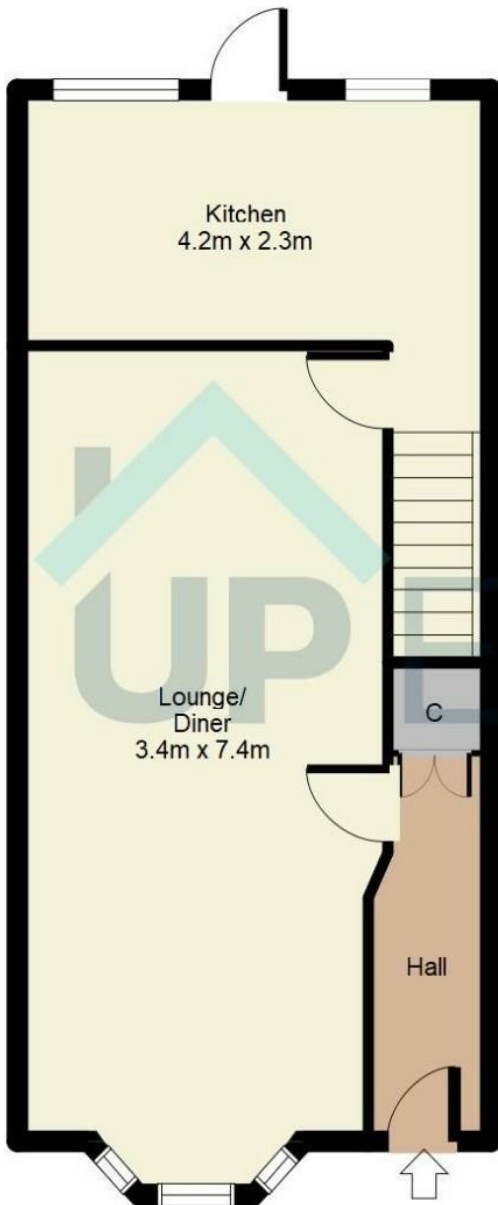
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Wyken Way, Coventry





For illustrative purposes only. Measurements are approximate and not to scale.  
(c) Up Estates

APPROX GROSS INTERNAL FLOOR AREA: 74 sq. m

## CONTACT

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