Floor Plan



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

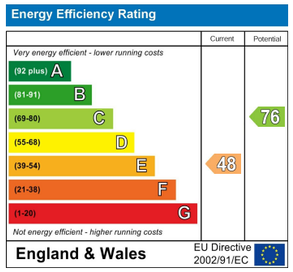
Approximate total area(1)
1288 ft²

(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.

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Wyken Croft

CV2 3AA











£220,000 Guide Price | Bedrooms 3 Bathrooms 1

An excellent opportunity to acquire this deceptively spacious and versatile three-bedroom End of Terraced home, Arranged over two floors and close to local primary schools but in need of some modernisation. further Offering a wealth of living space and a range of useful additional rooms, this appealing property is ideally suited to families and buyers seeking flexible accommodation.

The ground floor welcomes you via an entrance porch leading into a hallway, which provides access to the principal reception accommodation. The spacious lounge, measuring approximately 11'0" x 15'4", offers a comfortable and inviting setting for relaxation. To the rear, the well-proportioned kitchen/diner, measuring approximately 17'2" x 10'8", provides an excellent space for everyday family living and entertaining, with the added benefit of a separate sunroom overlooking the rear of the property.

Further enhancing the ground-floor accommodation is a useful utility room, providing additional practicality and storage, Utility Room and WC/cloakroom.

To the first floor, a central landing leads to three bedrooms, comprising two . A family bathroom completes the first-floor accommodation.

Externally, the property further benefits from a detached garage, measuring approximately 17'5" x 11'7", offering excellent potential for secure parking, storage or additional practical use.
Overall, this is a particularly versatile and well-appointed home,

Early viewing is highly recommended to fully appreciate the accommodation and potential this property has to offer.





Secure Porch	5'2 x 5'0	Bedroom One	12'7 x 10'3
Hallway	14'2 x 5'3	Bedroom Two	11'2 x 10'7
Living Room	15'4 x 11'6	Bedroom Three	8'9 x 6'5
Kitchen Dining Room	17'2 x 10'8	Bathroom	5'10 x 6'3
SunRoom	11'10 x 9'10	Garage	17'5 x 11'7
Wc/Cloakroom			
Utility Room	8'11 x 6'1		