

**360°**  
VIRTUAL TOUR  
ONLINE VIEWING



Wyken Croft, Wyken, Coventry CV2 3AA  
£229,950

**archerbassett**  
LETTINGS AND SALES

**\*CHAIN FREE!\*** A substantial three bedroom family home with double glazing and gas central heating throughout which is situated close to UHCW and is well situated for transport links and school catchments. Briefly comprises of a through lounge/diner leading onto a small conservatory. Modern fitted kitchen with a range of wall and base units and downstairs outside toilet. To the first floor the part tiled bathroom features a white suite with bath/electric shower, W/C and hand wash basin. Externally the property benefits from a block paved driveway to front and a garden with patio and garage to rear with secure entry access.

**Lounge**  
**9'10" x 11'2" (3.00m x 3.42m )**

Double glazed bay window to front, spacious lounge with carpet and feature fireplace.

**Dining Room**  
**9'1" x 11'3" (2.78m x 3.45m)**

Double glazed patio door to conservatory, large room with carpet.

**Conservatory**  
**9'5" x 4'9" (2.88m x 1.45m)**

Large windows to rear with views of garden, tiled floor.

**Kitchen**  
**6'2" x 13'7" (1.88m x 4.16m)**

Galley style kitchen with a range of modern wall and base units.

**Bedroom 1**  
**10'5" x 13'7" (3.18m x 4.15m)**

Double glazed bay window to front, large double room with carpet.

**Bedroom 2**  
**10'4" x 11'3" (3.15m x 3.44)**

Double glazed window to rear with views over playing fields. Double room with carpet.

**DISCLAIMER**

The details for this property advert are believed to be accurate but not all items shown in the photographs may be included and interested parties must not rely upon this advert or any other statement as being a representation of fact and must satisfy themselves by inspection or otherwise to the correctness of each of them. Archer Bassett, or any of its employees, has authority to make or give any representation or warranty whatsoever in relation to the property. All verbal statements made in the course of negotiations are made on the same understanding. This advert does not form part of any contract not does it constitute property particulars.

**Bedroom 3**  
**6'1" x 7'6" (1.87m x 2.31m)**

Double glazed window to front, single room with carpet.

**Bathroom**  
**6'1" x 5'4" (1.86m x 1.64)**

Double glazed window to rear with privacy glass, white suite to include bath with shower over, W/C and hand wash basin.

**Garage**  
**10'2" x 16'0" (3.1m x 4.90)**

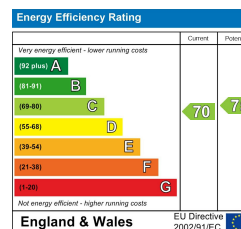
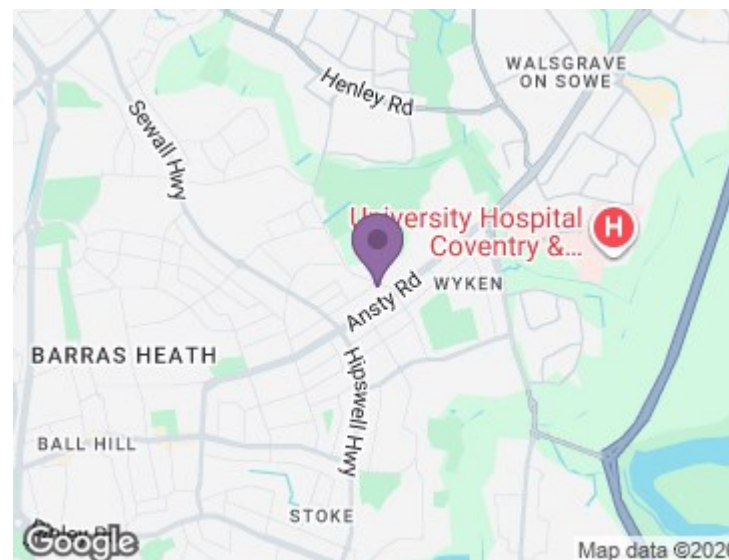
Garage to rear with up and over door, accessed via secure gated vehicular entry.

**Tenure - Freehold**  
 The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

**Viewings**  
 Viewings are strictly by appointment only via Archer Bassett.

**Agent Notes**

1. Anti-Money Laundering (AML) Regulations – All named purchasers and anyone gifting funds will be asked to produce identification documentation before proceeding to instruction of solicitors and we would ask for your co-operation in order to proceed to agreeing the sale as soon as possible.
2. Source of Funds - All named purchasers and anyone gifting funds will be asked to produce evidence of the source of their funds before proceeding to instruction of solicitors.
3. These particulars do not constitute part or all of an offer or contract.
4. Any measurements indicated are intended for guidance only and as such must not be relied upon and any interested parties are advised to confirm any measurements before committing to any offer.
5. Archer Bassett has not tested any equipment, appliances, fixtures, fittings or services.



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