



 **3** Bedrooms
 **1** Bathroom





SPACIOUS 3-BED TERRACED HOME IN WYKEN- IDEAL FIRST-TIME BUY OR INVESTMENT

Located in the highly desirable Wyken area, this three-bedroom terraced property offers spacious living, a modern layout and excellent potential for personalisation. With a generous living room, a practical galley kitchen with a breakfast bar, a good-sized rear garden with multiple usable areas, and a driveway to the front, this home is ideal for first-time buyers, families or investors seeking a well-connected CV2 location.

Key Features

- Spacious three-bedroom terraced home in the popular Wyken area
- Bright living room with wooden flooring and well-laid-out galley kitchen with breakfast bar
- Modern family bathroom with bath, shower, towel radiator and built-in sink
- Rear garden with paved seating area, lawn, shed, greenhouse and rear access
- Short drive away from City Centre and University Hospital
- No Chain | Council Tax: B | EPC: C

Description

This well-presented terraced home in Wyken offers generous and comfortable living throughout. The bright living room features wooden flooring and enjoys plenty of natural light, creating an inviting space for both relaxing and entertaining. The galley kitchen is well laid out with ample storage, countertop space and a breakfast bar at the end, providing a convenient spot for dining or morning coffee. From the kitchen, you have direct access to the rear garden.

Upstairs, the property includes two double bedrooms and a single bedroom that can comfortably fit a single bed, making it ideal for use as a child's room, home office or dressing room. The bedrooms would benefit from a little cosmetic work, giving buyers the chance to personalise the space. The family bathroom requires no work and is fitted with a bath, shower, towel radiator and built-in sink, offering a clean and modern finish.

The rear garden provides excellent versatility, with a paved area at the top perfect for outdoor seating or dining, and further paving running alongside the lawned section. At the end of the garden, there is a shed, a greenhouse and a gate that allows rear access, making it practical and easy to maintain. The front driveway offers convenient off-road parking.

Location Highlights

This home is perfectly positioned within Wyken, a popular and well-established area known for its strong community feel, excellent amenities and great transport links. The University Hospital and City Centre are both under a 10 minute journey from the property and the area benefits from various well-regarded schools. Local shops, cafés and supermarkets can be found along Ansty Road and Henley Road, with larger retail options at Arena Park Shopping Centre and Gallagher Retail Park close by. Outdoor spaces including Wyken Slough Nature Reserve, nearby parks and playing fields provide plenty of leisure opportunities, while access to the M6, M69, A46 and A444 makes commuting simple and convenient.

Why Buy Here?

With a spacious layout, bright living areas and excellent potential throughout, this property offers a great opportunity for those seeking a move-in-ready home that still has room to personalise. Within a proximity to the hospital, city centre, local schools and strong transport connections makes it a practical and desirable choice for families, professionals and investors alike.

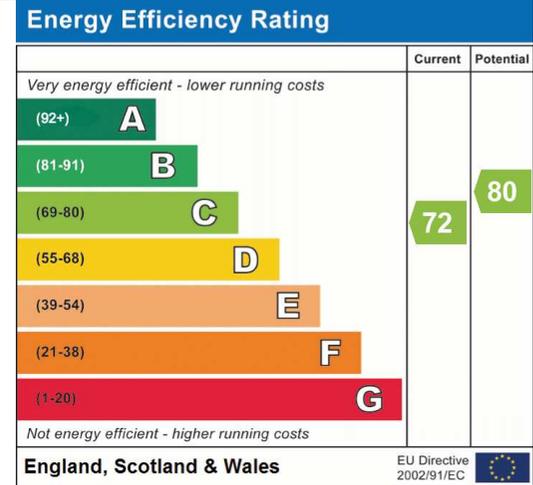


Approximate total area^m
432 ft²
40.1 m²

(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.

GIRAFFE 360



Address: Forknell Avenue, Wyken CV2 3EL

