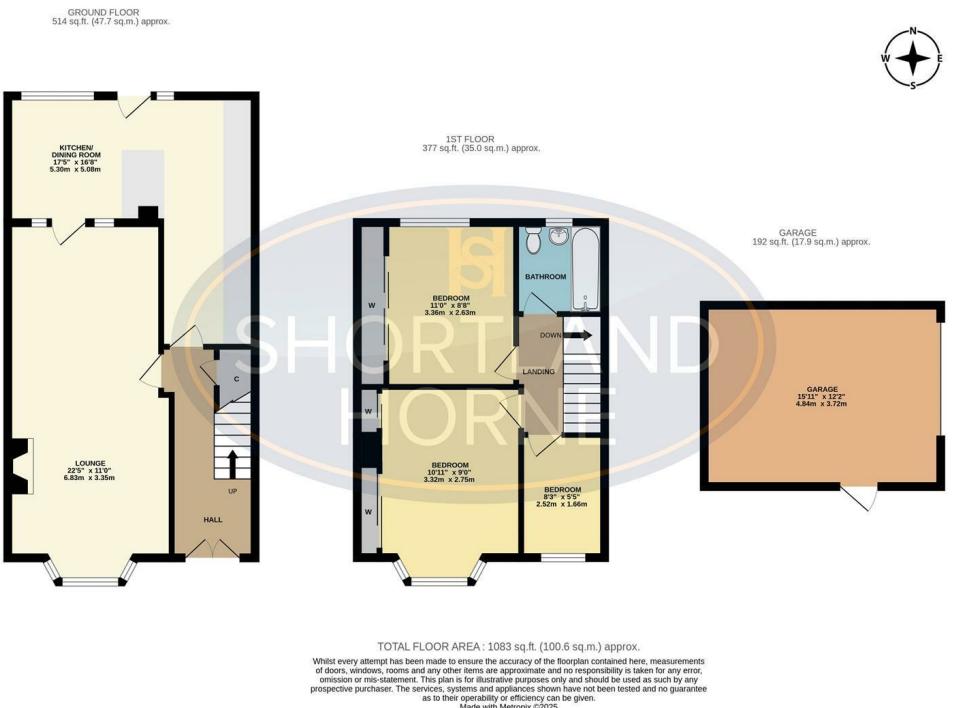
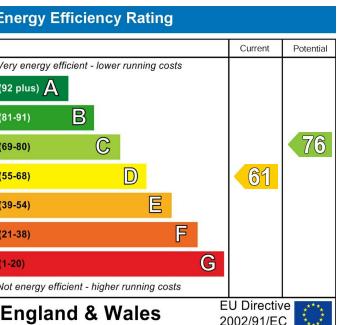


## Floor Plan



## 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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call: 02476 442 288  
email: sales@shortland-horne.co.uk  
visit: shortland-horne.co.uk

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**Wyken Way**  
**Wyken CV2 3HH**



## £210,000 | Bedrooms 3 Bathrooms 1

Located in Wyken Way, Coventry, this well-presented and extended three-bedroom semi-detached family home offers an excellent opportunity for first-time buyers or investors alike. With no onward chain, this property is ready for you to move in and make it your own.

Upon entering, you are greeted by a welcoming hallway that leads to a spacious lounge, perfect for relaxing or entertaining guests. The extended dining room and kitchen create a bright and airy space, ideal for family meals and gatherings. The layout is both practical and inviting, ensuring that every corner of the home is utilised to its fullest potential.

The first floor boasts three well-proportioned bedrooms, providing ample space for family living or guest accommodation. The family bathroom is conveniently located, catering to the needs of the household.

Outside, the property features a generous family garden, offering a tranquil retreat for outdoor activities or simply enjoying the fresh air. Additionally, there is a large garage / workshop at the rear, providing excellent storage options or the potential for a hobby space.

Situated close to the University Hospital Coventry and Warwickshire, this home is perfectly positioned for those working in the area or seeking access to local amenities. With its appealing features and prime location, this semi-detached house is a fantastic opportunity not to be missed.

### GROUND FLOOR

Hallway

Bedroom 2

Lounge 22'4" x 10'11"

Bedroom 3

Kitchen / Dining Room 17'4" x 16'7"

Bathroom

### FIRST FLOOR

Landing

OUTSIDE

Bedroom 1 10'10" x 9'0"

Garage

11'0" x 8'7"

8'3" x 5'5"

15'10" x 12'2"