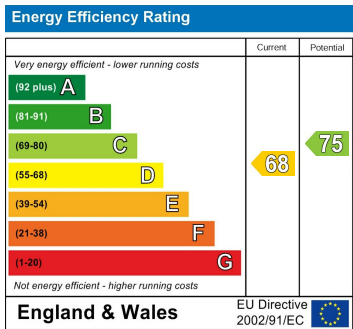


Floor Plan



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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Cove Place
Wyken CV2 3LJ



£295,000

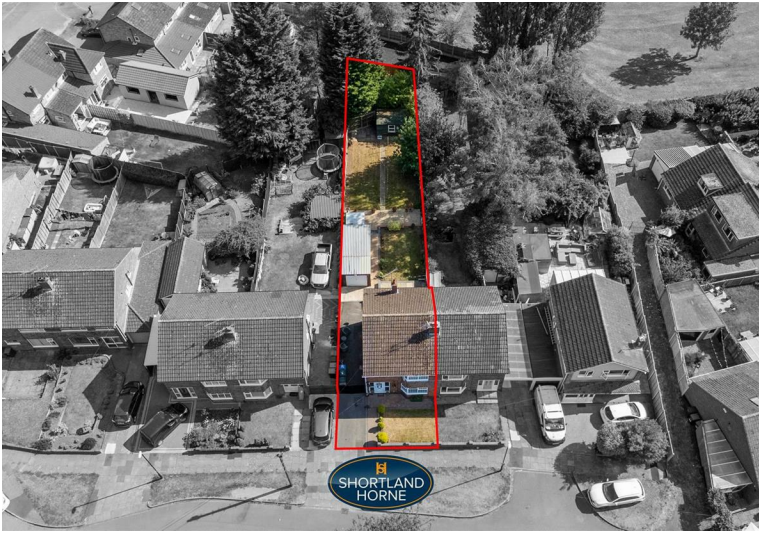
Bedrooms 3
Bathrooms 1

Nestled in the tranquil backwater of Cove Place, Wyken, Coventry, this beautifully presented three-bedroom semi-detached family home offers an ideal blend of comfort and convenience. Set on a larger than average plot, the property boasts a delightful patio and an expansive lawned back garden, perfect for family gatherings or quiet afternoons in the sun. A shed provides additional storage, while off-road parking at the front and a single garage at the side ensure ample space for vehicles.

Upon entering, you are greeted by an inviting hallway that leads to a spacious 25-foot lounge and dining room, featuring a charming fireplace that adds warmth and character to the space. The modern kitchen is well-equipped, making it a joy for any home cook.

The first floor comprises two generously sized double bedrooms and a single bedroom, providing ample space for family or guests. The bathroom and a separate W.C. enhance the practicality of the layout, catering to the needs of a busy household.

Situated in a quiet neighbourhood, this home is conveniently located near the University Hospital Coventry and Warwickshire, making it an excellent choice for families and professionals alike. With no chain involved, this property is ready for you to move in and make it your own. Don't miss the opportunity to secure this charming family home in a sought-after area.



GROUND FLOOR			
Hall		Bedroom 2	11'5" x 10'8"
Lounge / Dining Room	25'9" x 11'7"	Bedroom 3	8'11" x 7'6"
Kitchen	11'4" x 9'2"	Bathroom	
FIRST FLOOR		W.C.	
Landing		OUTSIDE	
Bedroom 1	13'11" x 10'8"	Garage	20'2" x 8'2"