



**Sewell Highway, Wyken  
Coventry CV2 3NH  
Offers Over £220,000**

**Freehold - Coventry City Council Band: B - EPC: C**

Situated in the popular residential area of Wyken, this attractive three-bedroom mid-terrace home is full of character and period charm, offering spacious accommodation ideal for families or first-time buyers.

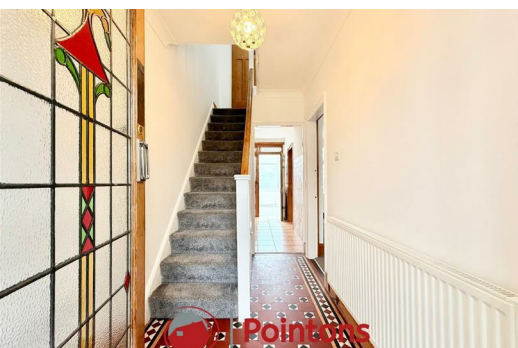
The property makes an immediate impression with its original Minton tiled flooring in the entrance hallway, complemented by beautiful stained glass feature door, setting the tone for the character found throughout the home.

The ground floor comprises two generous reception rooms, including a bright front lounge with a bay window and feature fireplace, and a spacious second reception room providing flexible living or dining space to the rear. The fitted kitchen offers a range of wall and base units with generous worktop space, providing a practical and well-designed area for everyday cooking.

Upstairs, the property offers three well-proportioned bedrooms, including a spacious main bedroom with fitted mirrored wardrobes and a large window allowing plenty of natural light. The accommodation is completed by a family bathroom fitted with a white suite and shower over bath.

Externally, the property benefits from a private rear garden with patio and lawn areas, ideal for outdoor seating and family use, with off street parking for two vehicles to the front

Conveniently located close to local amenities, schools, and transport links, this charming period property combines traditional features with practical living space in a well-established Coventry location.



## Entrance Hall

10'1" x 5'9" (3.07m x 1.74m)

Enter via main door to property into a porch, space for shoe rack and entrance door to hallway with a feature stain glass pane, Minton tiles on entrance to hallway, radiator to side, door to end stair storage, doors to lounge and kitchen, stairs to 1st floor

## Kitchen

10'10" x 5'9" (3.31m x 1.74m)

Matching base and high level units with worktop over, stainless steel sink and drainer with mixer tap, integrated electric hob and oven, glass panel doors on wall mounted units, half tiling to walls surrounding kitchen, tiling to floor, door to lounge and rear reception,

## Living Room

23'9" x 10'10" (7.25m x 3.30m)

Open plan living dining, bay window to front, feature fireplace, vertical blinds fitted to bay window, window and radiator to rear

## Reception

8'11" x 12'4" (2.72m x 3.76m)

Radiator and window to rear, vertical blinds fitted to window, door to garden, door to ground floor WC and storage room

## WC

2'9" x 4'2" (0.83m x 1.27m)

Window to rear, WC with high-level cistern, wall mounted hand wash basin, tiling to all walls

## Bedroom 1

13'4" x 9'7" (4.07m x 2.91m)

Bay window to front, radiator to rear, integrated wardrobes with sliding mirror doors, vertical blinds fitted in the bay window

## Bedroom 2

10'11" x 10'10" (3.34m x 3.30m)

Window and radiator to rear, roller blind fitted above window, integrated wardrobe mirrored sliding doors, door to boiler cupboard

## Bedroom 3

8'4" x 7'0" (2.54m x 2.13m)

Window and radiator to front, roller blinds fitted in window reveal, feature stained glass panel on door

## Bathroom

5'8" x 5'9" (1.73m x 1.74m)

Window to rear, radiator to side, three piece suite comprising of a deep panelled bath, pedestal hand wash basin with mixer tap, close coupled WC, electric shower over bath, adjustable shower rail, tiling to all walls, wall mounted mirror.

## External

To the front: block paved driveway for two vehicles.

To the rear: fully enclosed garden with vehicle access to the rear, Garden shed for storage, part paved and lawned

## Good to Know

Tenure: Freehold

Age: 1930 -1949

Heating: Gas central heating

Boiler age: 4 yrs old with 10yr warranty

Garden: South/East Facing

Total SqFt: 991.5

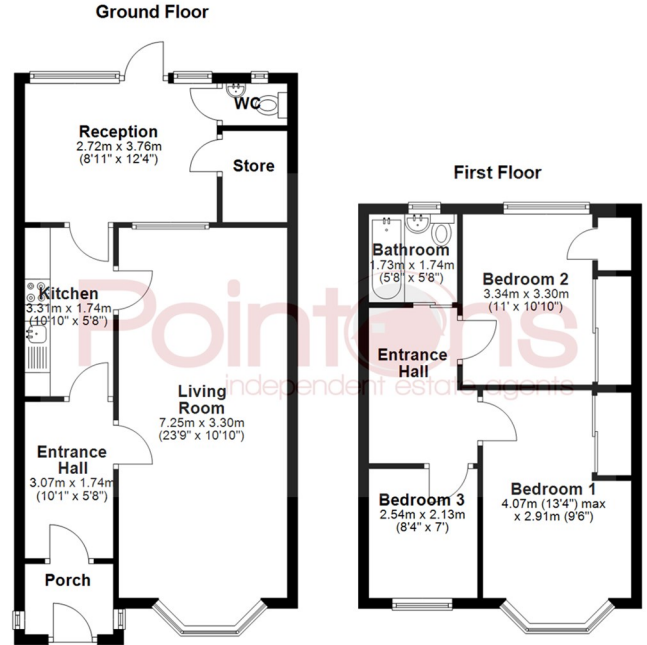
Loft: Insulated

Energy efficiency rating: E

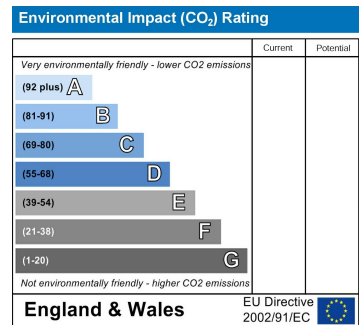
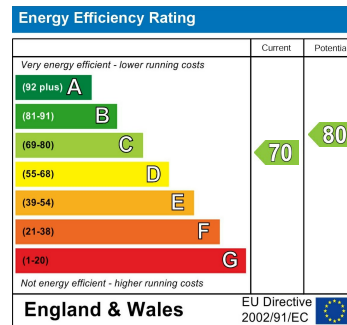
Council tax band: B

## Disclaimer

Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



All floor plans are for a guide of the layout and not to scale  
Plan produced using PlanUp.



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