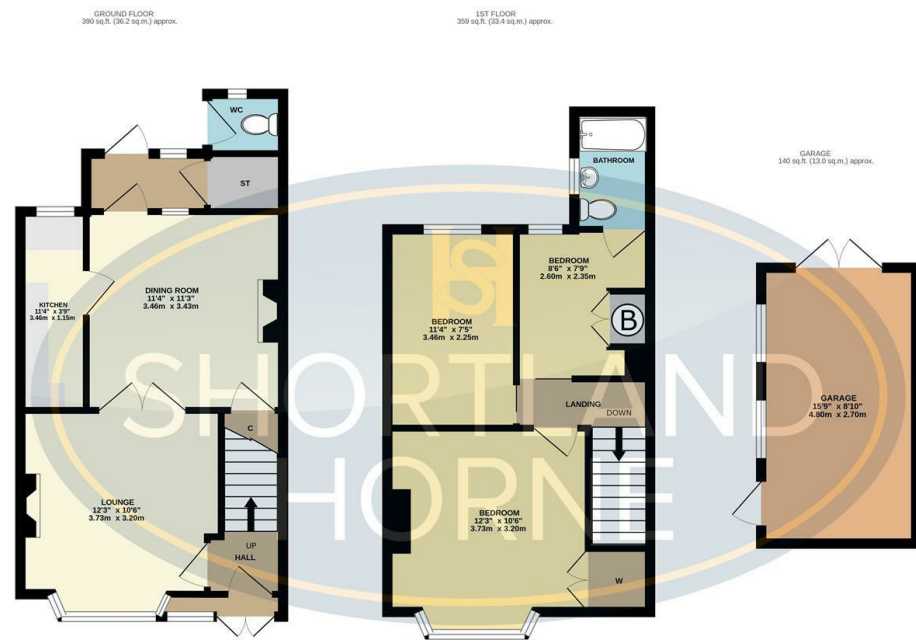


Floor Plan



TOTAL FLOOR AREA: 888 sq.ft. (82.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	
		2002/91/EC	

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
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Coleridge Road
CV2 5HE



£200,000 Offers Over | Bedrooms 3 Bathrooms 1

Situated on the popular Coleridge Road in Wyken, this three bedroom mid terrace home presents an excellent opportunity for buyers looking to modernise and add value. Offering spacious accommodation throughout and plenty of potential, the property is ideal for first time buyers, investors or families eager to create a home tailored to their own taste and style.

The property is set back behind a driveway and front garden, with a compact porch leading into the hallway. Inside, the home is fully carpeted and retains a dated interior, offering a blank canvas for improvement. The lounge and separate dining room both feature electric fires and provide comfortable living spaces with plenty of natural light. To the rear, the compact kitchen offers scope for redesign and refurbishment.

Upstairs, there are three well proportioned bedrooms, including a spacious main bedroom with fitted wardrobes, a generous second double bedroom and a single third bedroom also benefitting from fitted wardrobes. The family bathroom features a three piece pink suite with shower over bath.

Outside, the enclosed rear garden is mainly laid to lawn and includes an outside W.C. and garage, adding useful storage and practicality.

Wyken remains a popular residential location thanks to its excellent local amenities, well regarded schools and convenient transport links. The property is within easy reach of University Hospital Coventry and Warwickshire, the A46 and M6, making it well suited for commuters and families alike.

Offering great potential in a sought after location, this is a fantastic opportunity for those looking to put their own stamp on a property.



GROUND FLOOR

Porch	
Hallway	
Lounge	12'3 x 10'6
Dining room	11'4 x 11'3
Kitchen	11'4 x 3'9
Store room	
W/C	
FIRST FLOOR	

Landing

Bedroom 1	12'3 x 10'6
Bedroom 2	11'4 x 7'5
Bedroom 3	8'6 x 7'9
Bathroom	
OUTSIDE	
Driveway	
Rear garden	
Garage	15'9 x 8'10