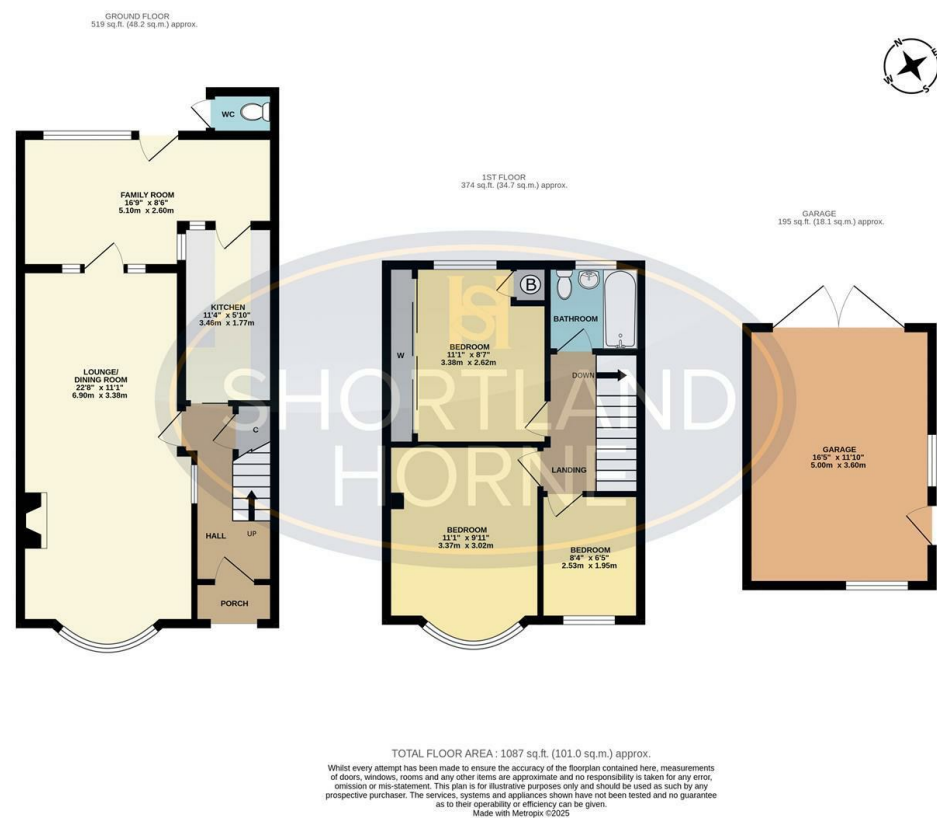
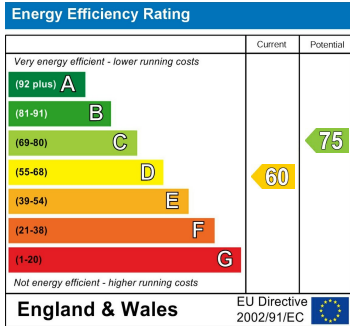


Floor Plan



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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**Sewall Highway**  
**CV2 3NX**





£235,000

Bedrooms 3  
Bathrooms 1

Located on Sewall Highway in Wyken, Coventry, this well presented and extended, end-terrace family home offers a delightful blend of traditional features and modern living. The property boasts three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space.

The spacious 22-foot lounge and dining room is perfect for entertaining guests or enjoying family meals. The ground floor also includes a cosy family room, providing additional living space for relaxation or play. The kitchen is functional and well-equipped, catering to all your culinary needs, while a convenient W.C. adds to the practicality of the layout.

As you ascend to the first floor, you will find three inviting bedrooms, each offering a comfortable retreat. The family bathroom is thoughtfully designed, ensuring that all members of the household have access to essential amenities.

Outside, the property features a garage, providing secure parking and extra storage options and mature well stocked garden front and rear. The location is particularly advantageous, being in close proximity to reputable schools and the University Hospital Coventry and Warwickshire, making it an excellent choice for families and professionals alike.

This traditional extended end-terrace home presents a wonderful opportunity for those looking to settle in a vibrant community, with all the conveniences of modern living at your fingertips. Don't miss the chance to make this lovely property your new home.



GROUND FLOOR		Landing	
Porch		Bedroom 1	11'0" x 9'10"
Hall		Bedroom 2	11'1" x 8'7"
Lounge / Dining Room	22'7" x 11'1"	Bedroom 3	8'3" x 6'4"
Kitchen	11'4" x 5'9"	Bathroom	
Family Room	16'8" x 8'6"	OUTSIDE	
W.C.		Garage	16'4" x 11'9"