



Arch Road, Wyken
Offers In The Region Of £225,000



Set on the popular Arch Road in Wyken, this well-presented mid-terrace home offers comfortable family living in a convenient Coventry location, close to local shops, schools and transport links. University Hospital Coventry & Warwickshire is nearby, making this an ideal spot for healthcare professionals, with easy access to the city centre and the A444/M6.

The property welcomes you with an entrance hallway leading into a bright through lounge dining room, perfect for everyday living and entertaining, with French doors opening onto the rear garden. The extended galley-style kitchen offers practical workspace and storage, with access to the garden.

Upstairs, there are two generous double bedrooms with built-in wardrobes, a further single bedroom ideal for a child's room, home office or nursery, and a family bathroom.

Outside, the home benefits from a double driveway to the front providing off-road parking, and a pleasant rear garden providing space to relax.

Further benefits include gas central heating and double glazing throughout.

The property is offered for sale with vacant possession and no upward chain, making this an ideal purchase for buyers looking for a smooth and straightforward move.

- EPC Rating: D
- Mid-Terrace House
- Double Driveway Parking
- Through Lounge/Dining Room
- Extended Kitchen
- Two Double & One Single Bedroom
- Family Bathroom
- Gas Central Heating & Double Glazing
- Enclosed Rear Garden
- Council Tax Band: B





GROUND FLOOR
414 sq.ft. (38.5 sq.m.) approx.

1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



MID-TERRACE HOUSE

TOTAL FLOOR AREA: 763 sq.ft. (70.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PLEASE NOTE: General Information

We have been informed by the vendor that the tenure of the property is Freehold. However, you are recommended to have this information verified by your legal advisor at the earliest opportunity. All measurements are approximate and quoted in metric and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixture, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photos are produced for internal general information and it must not be inferred that any item would be included within the sale.

Elite Property Sterling House
112 Walsgrave Road, Stoke, Coventry, CV2 4ED
Tel: 024 7665 2200
Email: info@eliteproperty.co
www.eliteproperty.co

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