



3

Bedrooms



1

Bathroom



NO CHAIN*MODERN BOILER Suttons are proud to offer for sale this extended three-bedroom mid-terraced family home, situated in the popular residential area of Wyken, within easy reach of Sewall Highway and Ansty Road. Offered with no onward chain, the property would make an ideal family home or investment opportunity and benefits from a modern combination boiler installed in 2021.

The accommodation briefly comprises an entrance hallway with useful understairs storage, a spacious through lounge/diner and an extended fitted kitchen with space for appliances.

To the first floor are two double bedrooms, a further single bedroom/box room and a modern tiled family bathroom with a shower over the bath.

Outside, the property benefits from a driveway providing off-road parking for two vehicles, while to the rear is a mature garden, predominantly laid to lawn.

The property also offers further potential to extend to the rear or into the loft space, subject to the necessary planning permissions and building regulations.

Although the property would benefit from some cosmetic updating in areas, it offers excellent potential and has been competitively priced to attract early interest.

Good to know:

Boiler – located in rear bedroom – installed 2021, last serviced Jan 2024.

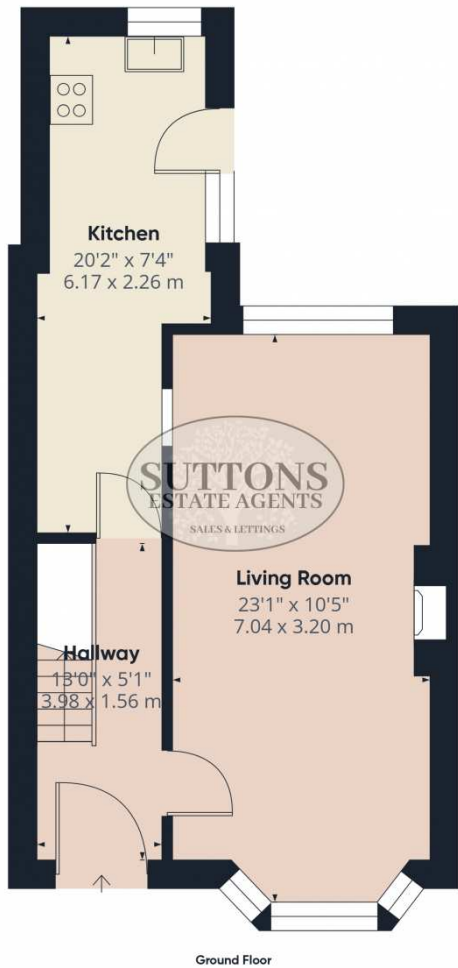
No onwards Chain.

EPC Rating – C

Council Tax – B.

Internal area – 755 Sq foot / 70 sq M.

Loft – with ladder, not boarded.



Approximate total area^m
432 ft²
40.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Forknell Avenue, Wyken CV2 3EL

