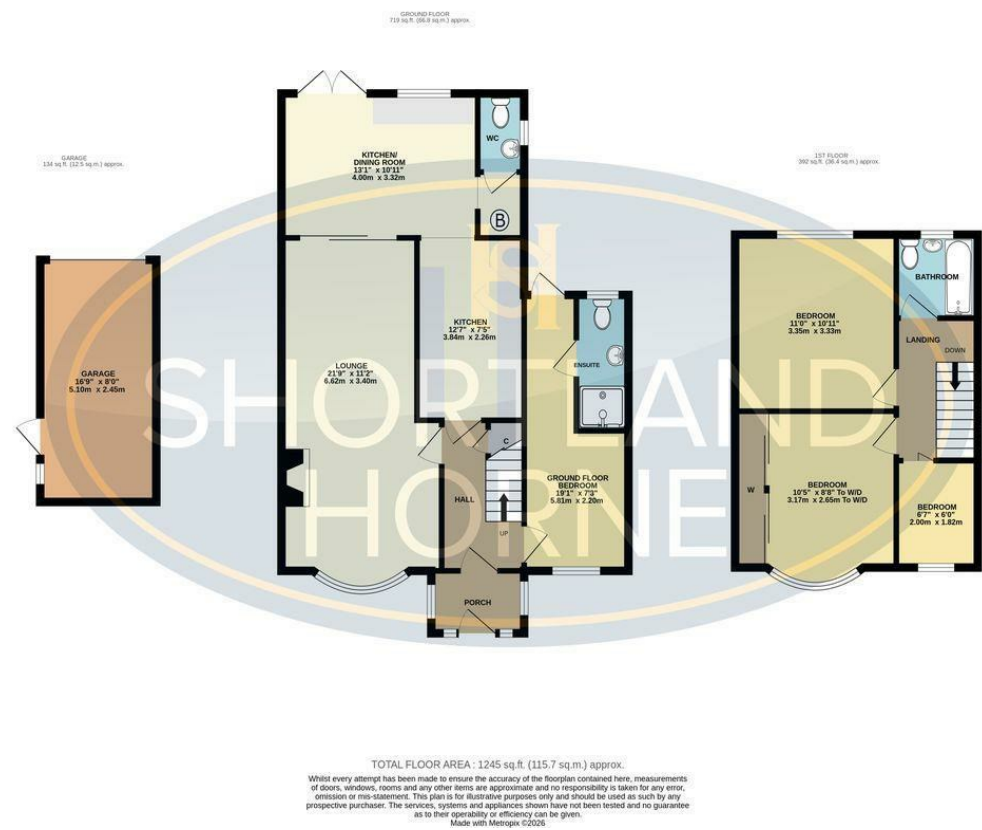
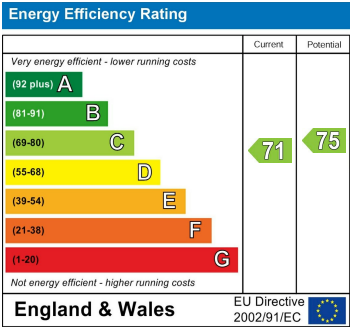


Floor Plan



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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**Wyken Croft**  
**CV2 3AE**





£320,000

## Bedrooms 4 Bathrooms 2

There's something quietly captivating about this home on Wyken Croft. Perhaps it's the way the sunlight pours in from morning through to golden evening, dancing across freshly laid LVT flooring, or the sense of space that greets you before you've even taken your coat off. Set on a larger than average plot in a warm, family friendly pocket of the area, this four bedroom end of terrace doesn't just offer room to live, it offers room to breathe, grow, and properly settle in.

Step through the porch and into the hallway, where everything feels fresh, considered, and ready for its next chapter. To your right, the lounge opens out in a generous L shape, anchored by a charming bay window that invites the outside in. It's easy to picture slow Sunday mornings here, coffee in hand, sunlight stretching across the room. The inset spotlights add a soft glow as evening falls, and while the gas fire currently takes a back seat, the space still feels warm and welcoming. A sliding door gently leads you through to the heart of the home, creating that perfect balance between open plan living and cosy separation.

The kitchen and dining space is where this home truly begins to flirt with you. Extended to the rear, it offers a light filled, sociable setting where life naturally gathers. The shaker style cabinetry in soft tones keeps things feeling fresh and timeless, while the integrated appliances and generous worktop space make everyday cooking feel just that bit more enjoyable. French doors open out onto the garden, inviting summer evenings, laughter, and the occasional glass of something cold as the sun lingers just a little longer in the sky.

Tucked thoughtfully on the ground floor is a versatile double bedroom complete with its own en suite wet room. Whether it becomes a private haven for guests, a space for multi generational living, or simply a luxurious escape from the rest of the house, it adds a layer of flexibility that's hard to ignore. Practical touches continue with a separate boiler room and downstairs WC, keeping everything running smoothly behind the scenes.

Upstairs, the home continues to impress with three well proportioned bedrooms. The principal bedroom enjoys its own bay window and fitted wardrobes, offering both charm and practicality. A second double bedroom looks out over the garden, providing a peaceful retreat, while the third room lends itself perfectly to a nursery, home office, or a cosy single bedroom. The family bathroom is clean, bright, and thoughtfully finished, with a white suite, shower over bath, and a heated chrome towel rail that adds a touch of everyday comfort.

And then there's the garden. South facing and wonderfully generous, it feels like a private escape waiting to be enjoyed. Step out onto the decked area and you can almost hear the barbecue sizzling already. Beyond, a stretch of lawn bordered by mature shrubs leads you to a second patio, ideal for those quieter moments or catching the last of the evening sun. The garage sits neatly at the rear, offering further storage or potential, while side access adds everyday convenience.

With excellent access to the hospital, M6 Junction 2, well regarded schools, and nearby amenities including Tesco on Clifford Bridge Road, this home doesn't just offer a beautiful place to live, it makes daily life effortlessly easy. It's the kind of place that feels right almost instantly, where each room gently suggests how life could look, and where the hardest decision might just be how soon you can move in.



| GROUND FLOOR        |                   | Bedroom 2       | 11' x 10'11 |
|---------------------|-------------------|-----------------|-------------|
| Lounge              | 21'9 x 11'2       | Bedroom 3       | 6'7 x 6'    |
| Kitchen             | 12'7 x 7'5        | Family Bathroom |             |
| Kitchen/Dining Room | 13'1 x 10'11      | OUTSIDE         |             |
| Bedroom 4           | 19'1 x 7'3        | Garage          | 16'9 x 8'   |
| En-Suite            |                   | Rear Garden     |             |
| WC                  |                   | Driveway        |             |
| FIRST FLOOR         |                   |                 |             |
| Bedroom 1           | 10'5 x 8'8 to w/d |                 |             |