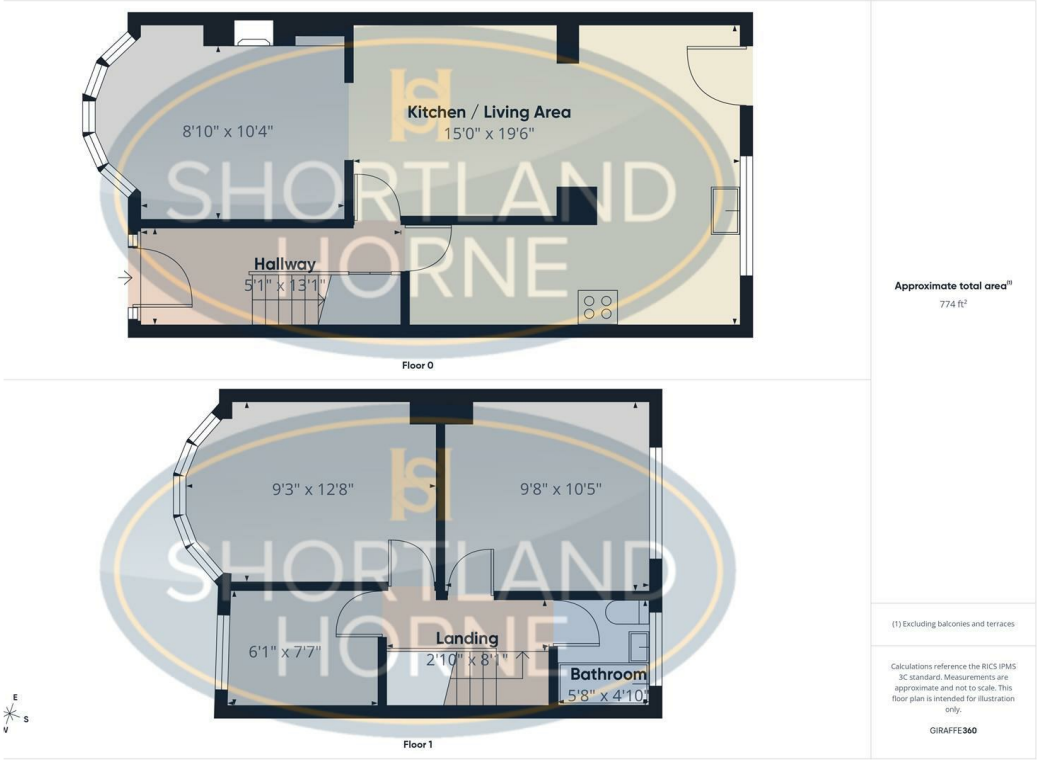
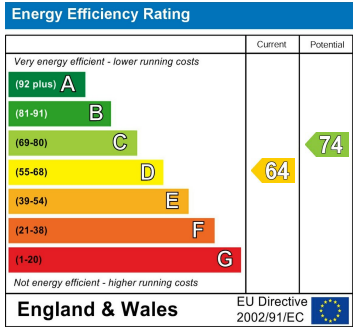


Floor Plan



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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Torcross avenue
Wyken CV2 3NT



£220,000 | Bedrooms 3
Bathrooms 1

Stepping inside, the welcoming hallway leads through to a comfortable lounge, where the bay window draws in natural light and creates a pleasant focal point. The lounge flows naturally into the separate dining room, offering a sociable space for family meals, homework or relaxed evenings together. From here, the extended L shaped kitchen provides a useful working area, with wooden cupboards, tiled splashbacks, tiled flooring and a gas hob.

Upstairs, the carpeted landing leads to three bedrooms and the family bathroom. The generous first bedroom enjoys another characterful bay window, with space for a double bed, wardrobes and additional furniture. Bedroom two is also comfortably sized for a double bed and further furnishings, while bedroom three would make an ideal child's bedroom, nursery, home office or hobby room. The family bathroom is fitted with a white three piece suite, including a shower over the bath, with tiled walls providing a practical finish.

Situated on Torcross Avenue in the popular Wyken area of Coventry, this three bedroom mid terrace property offers a practical family home with plenty of scope for someone looking to add their own style and make it their own. While the property would benefit from some updating and TLC, it already provides a well proportioned layout, useful outside space and a location that makes everyday family life wonderfully convenient.



GROUND FLOOR		Bedroom 3	6'1 x 7'7
Hallway		Bathroom	
Lounge	8'10 x 10'4	OUTSIDE	
Kitchen/Living area	15'0 x 19'6	Driveway	
FIRST FLOOR		Rear garden	
Bedroom 1	9'3 x 12'8	Garage	
Bedroom 2	9'8 x 10'5		