







3 Bedroom House - Semi-Detached

located on Wyken Avenue, Coventry

Offers Over £230,000

UP Estates

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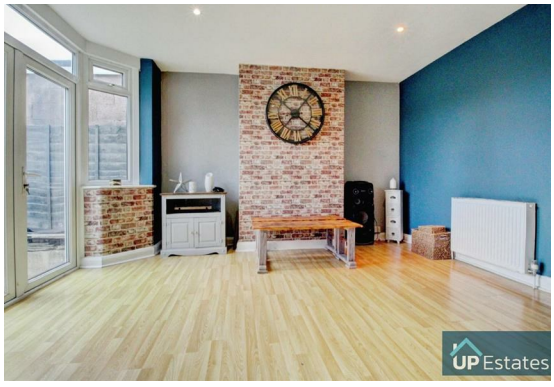
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Offers Over £230,000

- EXTENDED SEMI-DETACHED FAMILY HOME
- SOUTH EAST FACING GARDEN & GARAGE
- THREE WELL PROPORTIONED BEDROOMS
- NO FORWARD CHAIN
- SOUGHT AFTER LOCATION
- WELL PRESENTED THROUGHOUT

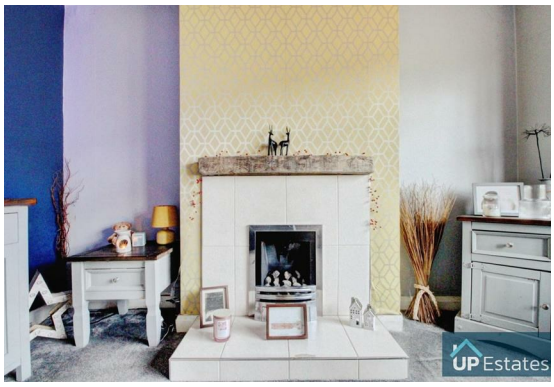
** EXTENDED, SEMI-DETACHED FAMILY HOME WITH NO FORWARD CHAIN! - SOUTH/EAST FACING SPACIOUS GARDEN - BOILER CIRCA 2 YEARS OLD - GARAGE TO THE REAR WITH GATED ACCESS - FLOW THROUGH KITCHEN DINER - THREE WELL PROPORTIONED BEDROOMS - SOUGHT AFTER WYKEN LOCATION - CHARACTERFUL YET MODERN FEATURES THROUGHOUT ** This beautifully extended semi-detached family home in the highly sought-after Wyken area offers the perfect blend of character and modern living, and comes to market with no forward chain. From the moment you step through the front door, the home's welcoming entrance hall with its charming Minton tiled flooring sets the tone for the property's warmth and style. The living room is a comfortable and inviting space, featuring a large bay window that floods the room with natural light and a stunning feature fireplace that adds a touch of classic charm. To the rear, the flow-through open plan kitchen and dining area provides an ideal space for family living and entertaining, with ample room for furnishings and appliances, and two access points leading out to the spacious south/east-facing garden – a perfect spot for relaxing or hosting gatherings in the sunshine. Upstairs, there are three well-proportioned bedrooms, offering flexibility for family members, guests, or a home office, along with a family bathroom. The property also benefits from a modern boiler (circa two years old), a garage to the rear with secure gated access, and a walled front garden that enhances its kerb appeal. Situated close to excellent schools, shops, parks, and transport links, this charming home offers both comfort and convenience. With its thoughtful mix of period features and contemporary touches, this Wyken gem is ready to move into – a fantastic opportunity for families looking for space, style, and a place to call home. Call now to view!





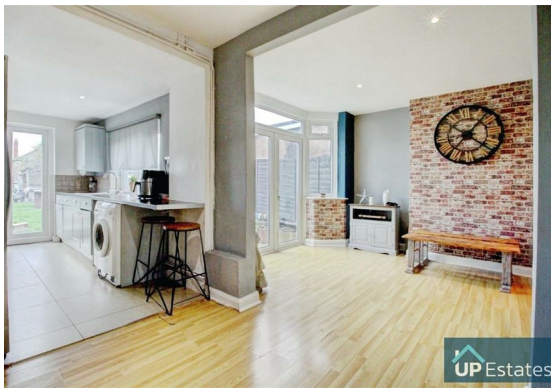
IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

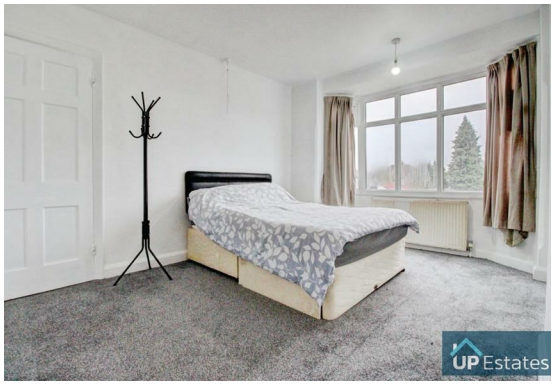


We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in









this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

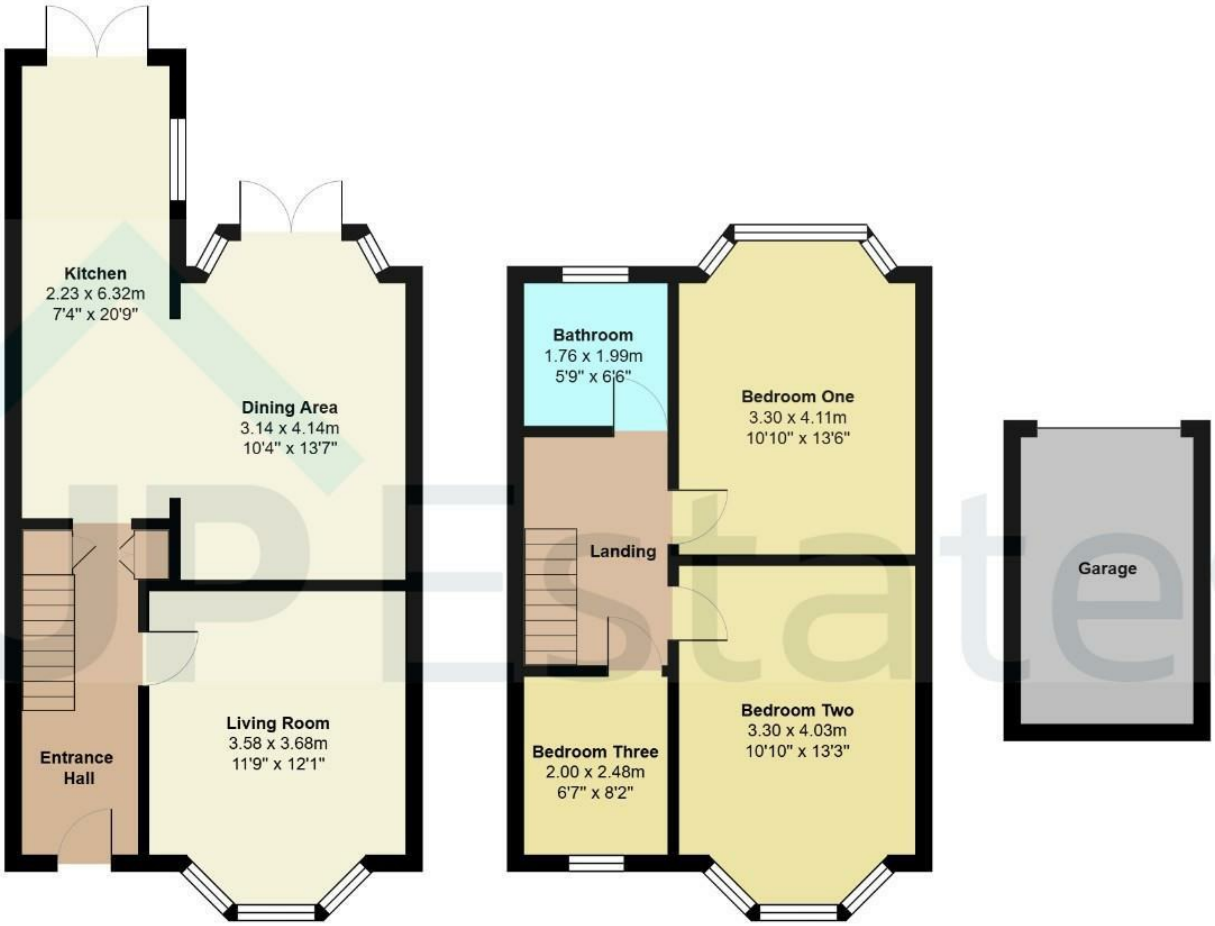
All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Wyken Avenue, Coventry





Total Area: 97.5 m² ... 1050 ft² (excluding garage)

All measurements are approximate and for display purposes only

CONTACT

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