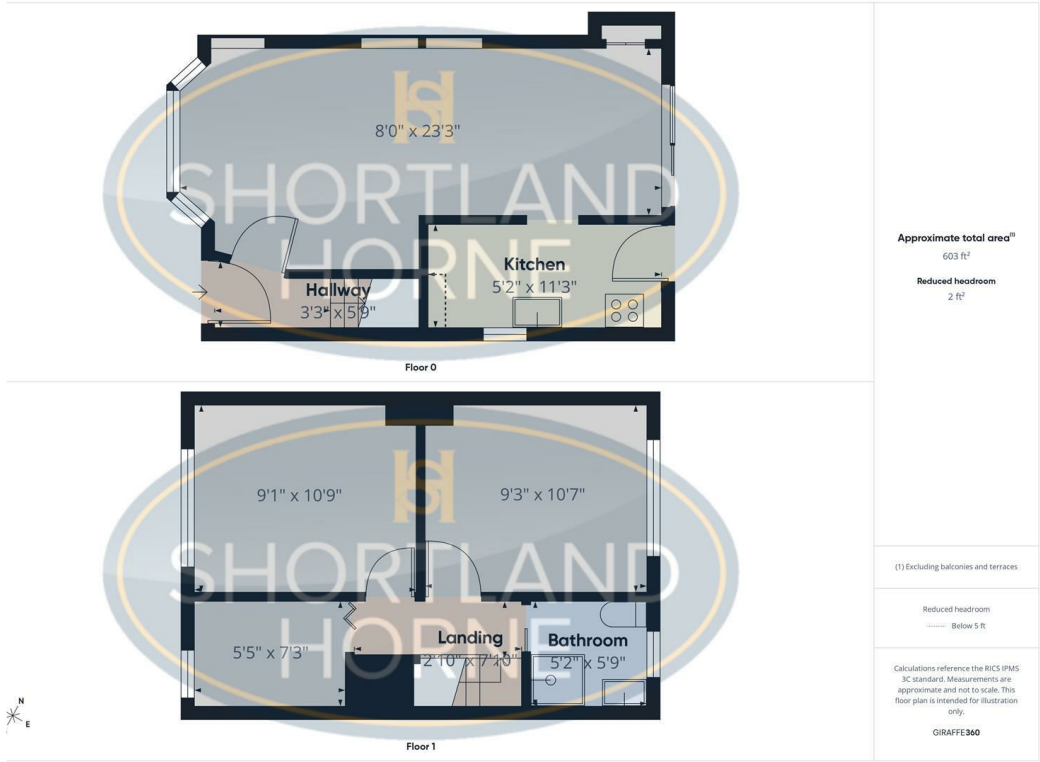
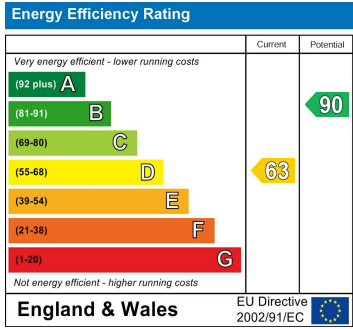


Floor Plan



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.



Shortland Horne Walsgrave Branch
306 Walsgrave Road, Walsgrave, Coventry CV2 4BL

Other branches:
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10 Euston Place, Leamington Spa CV32 4LJ

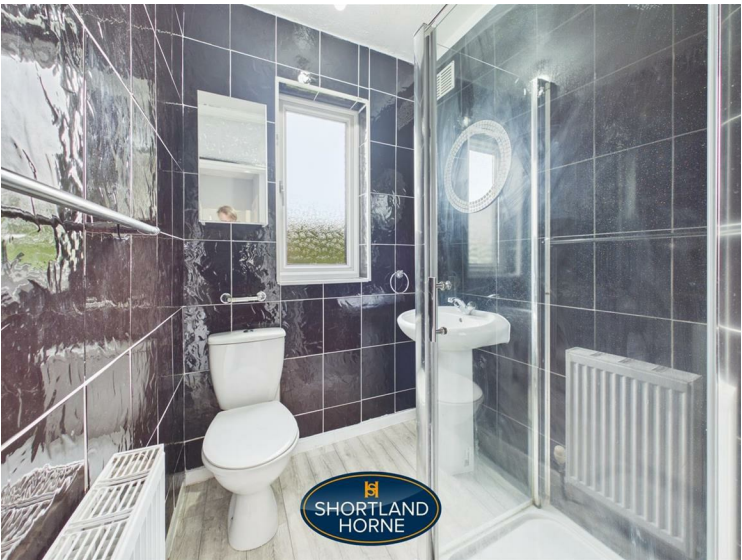
call: 02476 442 288
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

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Herrick Road
CV2 5JL



£175,000

Bedrooms 2
Bathrooms 1

Tucked away within the sought after Poets Corner area of Wyken, this two bedroom semi detached home offers an exciting opportunity for buyers looking to put their own stamp on a property in a well established and peaceful residential setting. Requiring modernisation throughout, the home provides a solid foundation with well proportioned accommodation and easily maintained outdoor space.

A bright entrance hallway welcomes you inside, setting the tone for the accommodation beyond. The living and dining room is filled with natural light thanks to a charming bay window to the front, while patio doors at the rear create a seamless connection to the garden. Soft neutral tones and white detailing provide a blank canvas ready for transformation. The kitchen is fitted with wooden units and practical lino flooring, with a door leading directly outside and offering scope for future improvement.

Upstairs, a carpeted landing gives access to two comfortable double bedrooms, both offering ample space for bedroom furniture and everyday living. A useful study provides flexibility for those working from home, creating a dedicated office space away from the main living areas. The bathroom is fitted with a white two piece suite, separate shower cubicle and striking black tiled walls.

Outside, the enclosed rear garden is laid mainly to lawn, providing a private and manageable outdoor space to enjoy throughout the seasons. On street parking is available to the front of the property.

Herrick Road enjoys a quiet residential position while remaining exceptionally convenient for everyday amenities. A range of local shops, supermarkets, cafes and services can be found nearby, while University Hospital Coventry is just a short distance away. Families will appreciate access to well regarded schools including Richard Lee Primary School, Caludon Castle School and Stoke Park School. Excellent transport links via the A444, M6 and M69 provide easy connections to Coventry city centre, Leicester, Birmingham and beyond.

Offering plenty of potential in a desirable location, this property will appeal to first time buyers, investors and those seeking a rewarding renovation project in one of Wyken's most popular neighbourhoods.



GROUND FLOOR		Study		5'5 x 7'3
Hallway		Bathroom		
Living/Dining room		OUTSIDE		
Kitchen		Front garden		
FIRST FLOOR		Rear garden		
Landing				
Bedroom 1				9'1 x 10'9
Bedroom 2				9'3 x 10'7