



## 72 Wyken Grange Road Wyken, Coventry, CV2 3BU

NO CHAIN...COMPLETELY RENOVATED THROUGHOUT... THREE DOUBLE BEDROOMS... OVER THREE FLOORS... MASTER EN-SUITE SHOWER ROOM... NEW OPEN PLAN KITCHEN... NEW BATHROOM... RE-WIRED... NEW COMBI BOILER HEATING SYSTEM...GARAGE TO THE REAR... ALL READY TO GO! Located in the popular area of Wyken, this beautiful property needs to be viewed to appreciate the work that has gone into making it an absolute gem!

Based over three floors, this property briefly comprises of through lounge dining room, open plan newly installed kitchen area with integrated fridge freezer, washer dryer and dishwasher, extended sunroom to the rear two bedrooms and newly installed family bathroom on the second floor and further stairs lead to the master bedroom with en-suite shower off.

The front garden is maintenance free and laid to gravel and the rear garden is paved with planters. There is also a spacious garage with electric supply and rear access. Close to the University Hospital, highly rated OFSTED schools, shopping centres and just a short drive to the motorway network for those that need to commute for work. Call us now to book your immediate viewing, walk around video also available.

EPC currently being updated to reflect improvements made.

**£215,000**

# 72 Wyken Grange Road

Wyken, Coventry, CV2 3BU



- COMPLETELY RENOVATED THROUGHOUT & READY TO GO!
- BRAND NEW KITCHEN & BATHROOM
- GARAGE TO THE REAR
- \*\*VACANT & NO UPWARD CHAIN\*\*
- BASED OVER THREE FLOORS
- OPEN PLAN KITCHEN DINING ROOM
- BRAND NEW CENTRAL HEATING
- THREE BEDROOMS WITH MASTER EN-SUITE
- EXTENDED SUN ROOM
- REWIRED THROUGHOUT

## Front Garden

## Entrance Porch

## Entrance Hallway

## Open Plan Lounge / Dining / Kitchen

24'0" x 14'0" (7.32m x 4.27m)

## Extended Sunroom

12'11" x 8'0" (3.96m x 2.44m)

## First Floor Landing

## Bedroom Two

10'11" x 8'0" (3.35m x 2.44m)

## Bedroom Three

10'0" x 8'0" (3.05m x 2.44m)

## Family Bathroom

6'11" x 4'11" (2.13m x 1.52m)

## Master Bedroom

18'3 x 14'1 (5.56m x 4.29m)

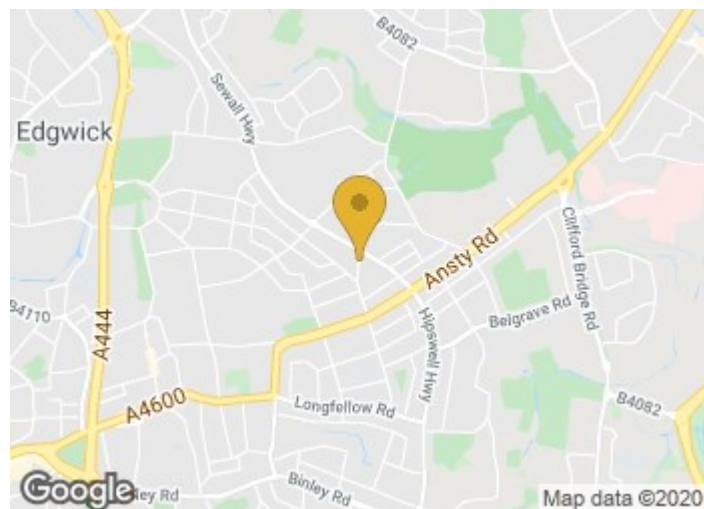
## Master En-Suite

7'8 x 1'6 (2.34m x 0.46m)

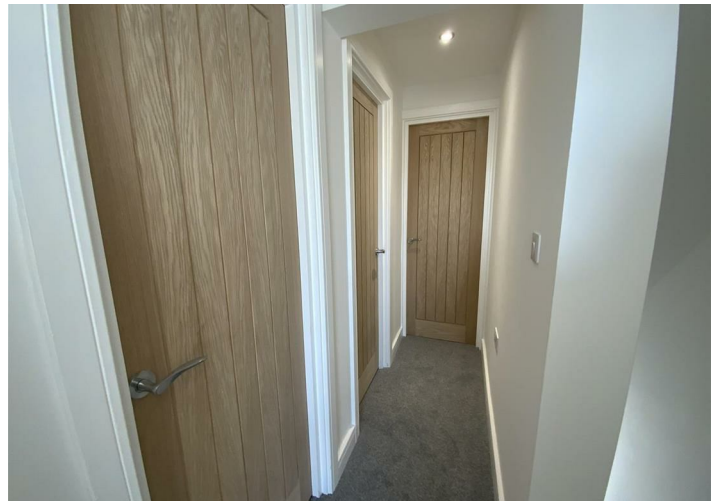
## Rear Garden

## Garage

19'8 x 8'9 (5.99m x 2.67m)

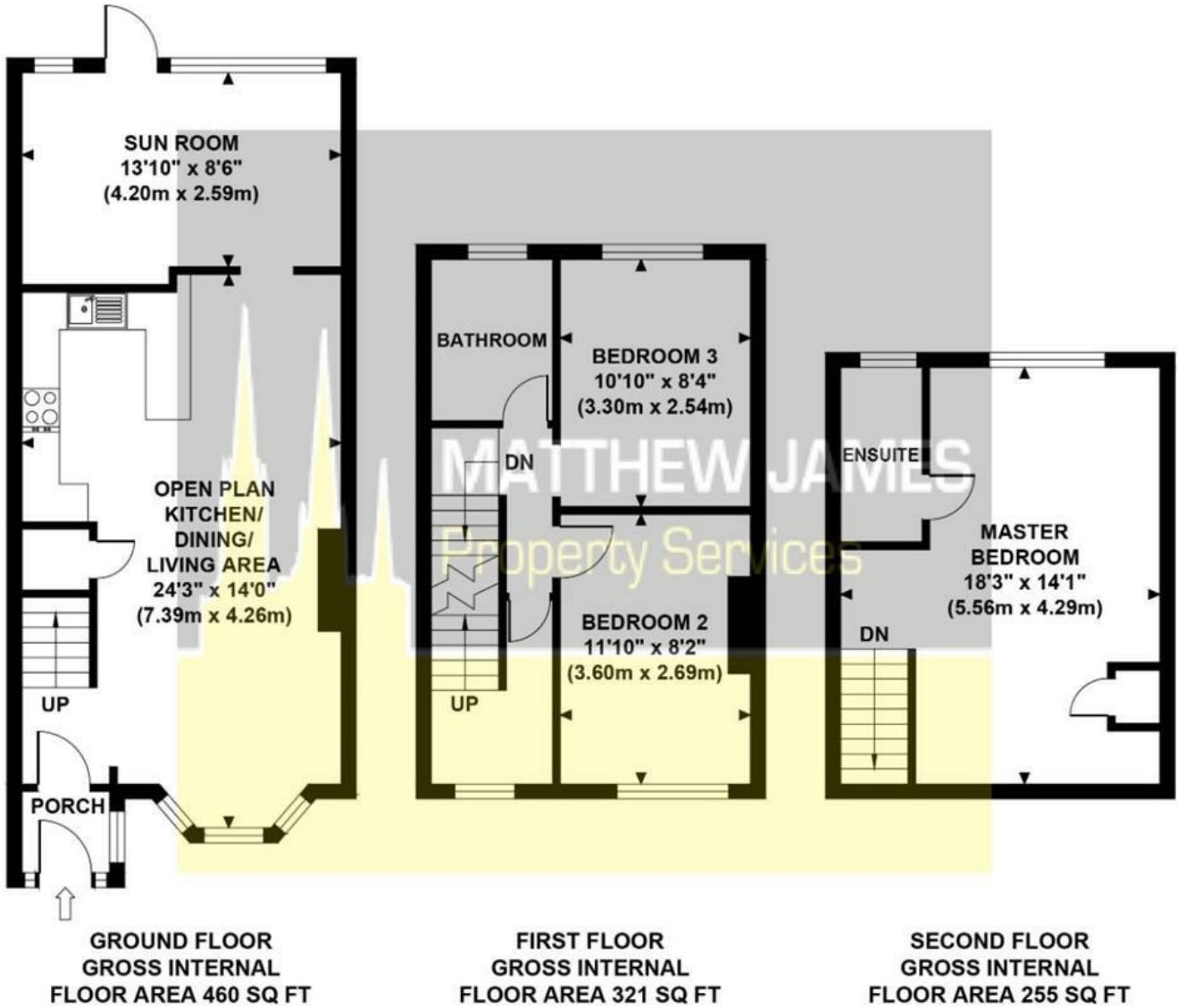


Directions



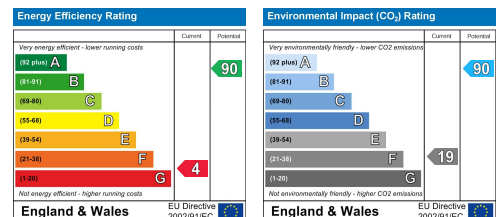
## WYKEN GRANGE ROAD

Approximate Gross Internal Area 1036 sq ft / 96.24 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



### CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY

02477 170170

info@matthewjames.uk.com

www.matthewjames.uk.com

Facebook

Twitter