



## 22 Haytor Rise, Coventry, CV2 3LE Offers Over £300,000

We are delighted to bring to the market this outstanding three bedroom detached home, situated in the popular Wyken area within a peaceful cul-de-sac location. This property is immaculate throughout, tastefully decorated and has been much improved over the years by the current owner to create a beautiful family home ready for the new owners to move straight into. The location is ideal for families being close to excellent local schools and well served by a range of local amenities. Also ideal for working professionals at the The University Hospital which is not to far away.

As you approach driveway providing parking for several cars. Welcome into the property, porch, spacious entrance hallway, through to the bright welcoming lounge having double doors leading into the dining room with sliding door out to the garden. Modern fitted kitchen over looking the garden with integrated oven, gas hob, extractor fan, dishwasher and space for washing machine, fridge freezer and door out to the conservatory a versatile room which can be used as a snug, office or maybe even a playroom. Upstairs to the first floor hallway landing, two double bedrooms both with built in wardrobes and a further single bedroom. Good sized family bathroom with separate shower cubicle. Useful loft space, boarded with velux window. The lovely rear garden is very well maintained, perfect for enjoying the sunshine and family barbecues. Decked seating area, laid lawn with decorative pebbled boarder, shed and gated access out to the front of the property. The property also benefits from recently installed PVCu double glazing, new roof, cavity wall insulation and owned solar panels which generate a fantastic annual return.

This fantastic property is not to be missed. Book your viewing today to avoid disappointment!

## Driveway



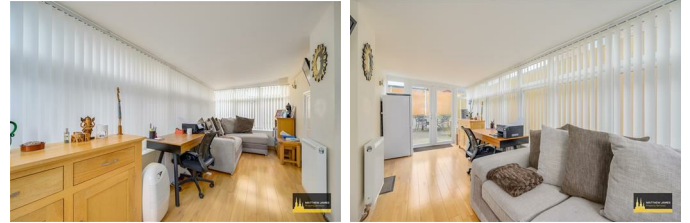
## Fitted Kitchen

11'3 x 8'0 (3.43m x 2.44m)



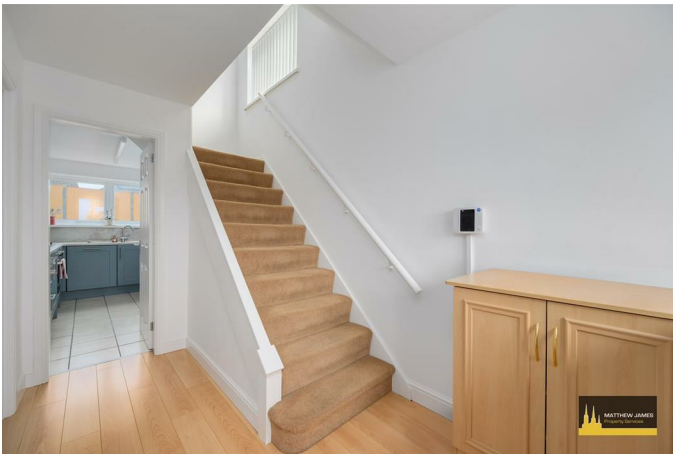
## Conservatory

20'2 x 7'10 (6.15m x 2.39m)



## Porch

## Entrance Hallway



## Hallway Landing

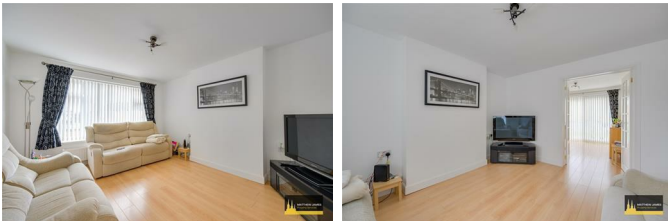
## Bedroom One

13'3 x 10'7 (4.04m x 3.23m)



## Lounge

13'2 x 11'5 (4.01m x 3.48m)



## Bedroom Two

11'3 x 10'7 (3.43m x 3.23m)



## Dining Room

11'2 x 9'7 (3.40m x 2.92m)



**Bedroom Three**  
9'5 x 7'3 (2.87m x 2.21m)



**Family Bathroom**  
8'3 x 7'2 (2.51m x 2.18m)



**Rear Garden**

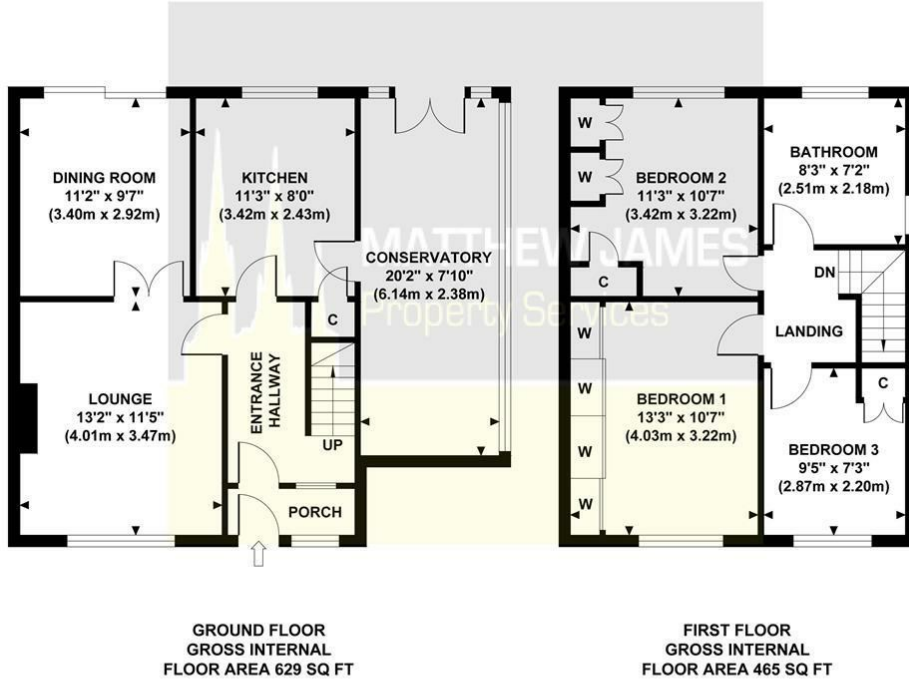


**Attic**



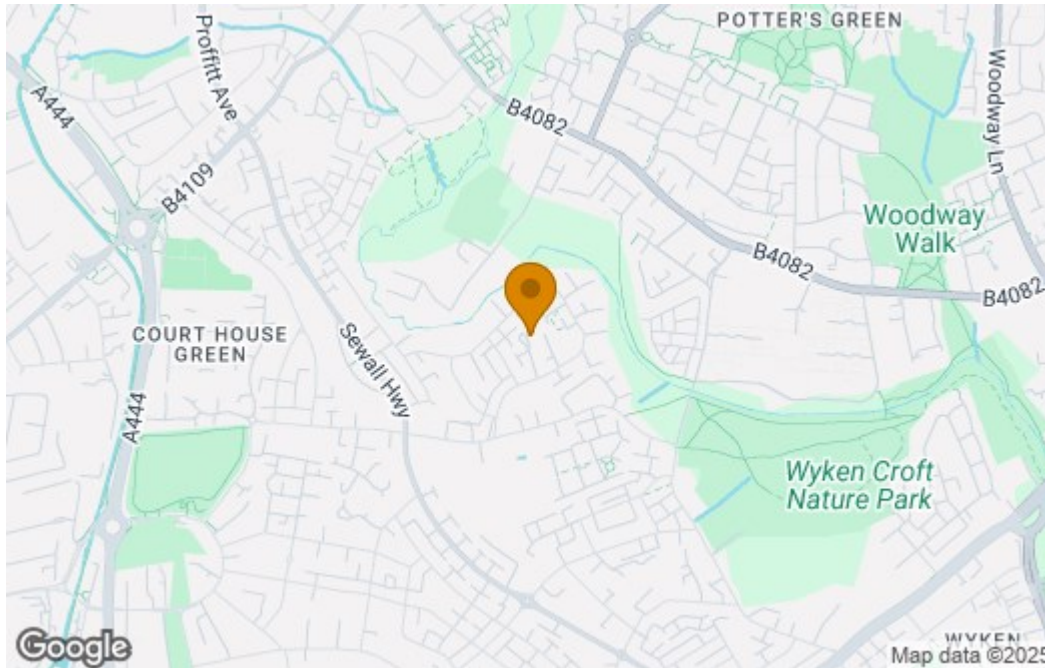
# HAYTOR RISE

Approximate Gross Internal Area  
1094 sq ft / 101.60 sq m

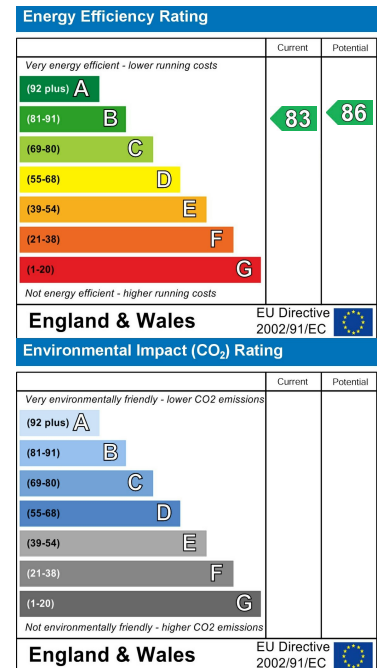


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

## Area Map



## Energy Efficiency Graph



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.

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