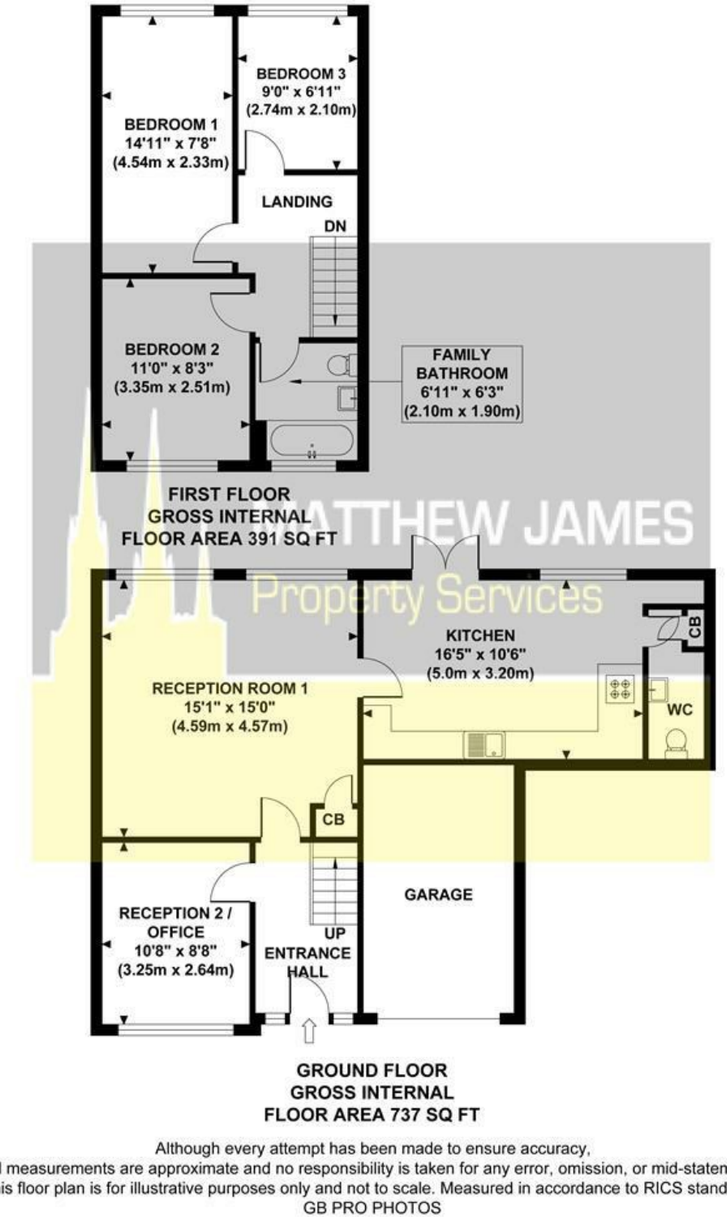
Floor Plan

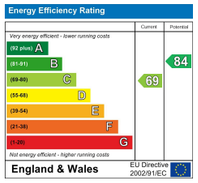
SHULMANS WALK

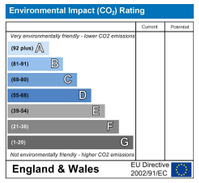
Approximate Gross Internal Area 1128 sq ft / 104.80 sq m



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.
GB PRO PHOTOS

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 firms employment has the authority to make or give any representation or warranty in respect of the property.





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11 Shulmans Walk

Wyken, Coventry CV2 1BB

Situated in the popular Wyken area this delightful semi detached property would be a dream for a first time purchase or the ideal family home. Ideally located for schools, bus routes, local amenities, easy access to the University hospital also an ideal investment opportunity. Woodland to the rear of the property, with lovely views and a nearby public footpath leading to the River Sowe and Wyken Croft Nature Reserve, which takes you on a lovely walk of the area.

You enter the property into the hallway to the left you have the impressive office/reception room two. Down the hallway leads to the large lounge/dining room with views out to the rear garden, door leading into the kitchen , fitted with modern white units, built in cooker, hob and extractor fan, plumbing and space for washing machine, space for a fridge freezer. Door into downstairs WC and storage cupboard and double doors lead out to the rear garden. Upstairs, two of the bedrooms are spacious double rooms and the third single bedroom is currently being used as a dressing room. The refitted bathroom is tastefully decorated with a modern suite, shower over bath and white ceramic tiles.

Offers Over £270,000

11 Shulmans Walk

Wyken, Coventry CV2 1BB

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- STUNNING PROPERTY
- MODERN THROUGHOUT
- SEMI DETACHED
- THREE GOOD SIZE BEDROOMS
- LARGE LOUNGE/DINING AREA
- OFFICE/RECEPTION ROOM TWO
- QUIET CUL-DE-SAC
- GARAGE
- DRIVEWAY
- WOODLAND VIEWS TO REAR

Front Of Property

Entrance Hallway

Reception room 2/ Office
10'8 x 8'8 (3.25m x 2.64m)

Lounge/Dining
15'1 x 15'11 (4.60m x 4.85m)

Fitted Kitchen
16'5 x 10'6 (5.00m x 3.20m)

Downstairs WC
4'7 x 3'2 (1.40m x 0.97m)

Upstairs Landing

Bedroom One
14'11 x 7'8 (4.55m x 2.34m)

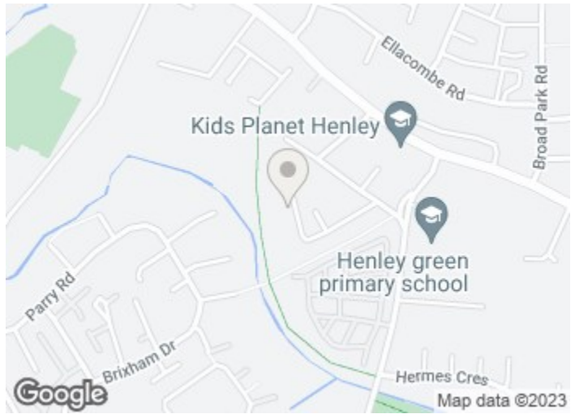
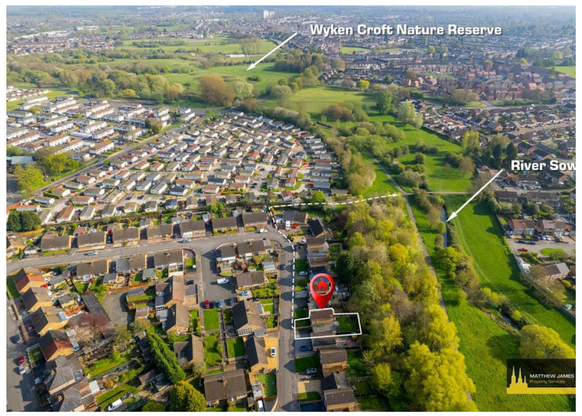
Bedroom Two
11'0 x 8'3 (3.35m x 2.51m)

Bedroom Three
9'0 x 6'11 (2.74m x 2.11m)

Family Bathroom
6'11 x 6'3 (2.11m x 1.91m)

Rear Garden

External Area



Directions