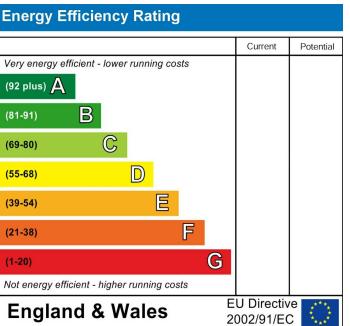


## Floor Plan



## 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.

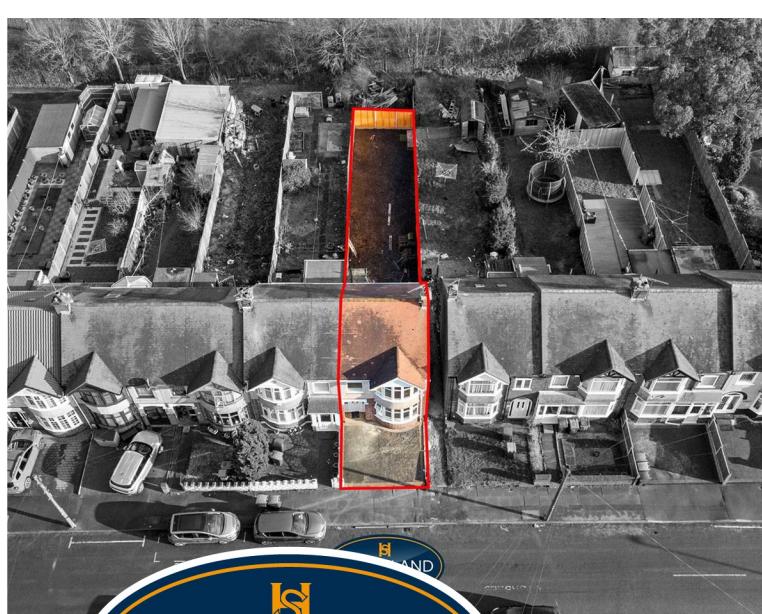
### Appliances

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.



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visit: [shortland-horne.co.uk](http://shortland-horne.co.uk)

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**Arch Road**  
**CV2 5AD**



## £225,000 Offers Over | Bedrooms 3 Bathrooms 1

Conveniently placed in the sought-after area of Arch Road, Wyken, Coventry, this refurbished end terrace house presents an excellent opportunity for a young couple and professionals alike. Boasting three well-proportioned bedrooms, this property offers space for comfortable living.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The modern re-fitted kitchen comes with a built-in oven, hob and fridge-freezer. There is a small breakfast bar and space for a small table and room for a washing machine. Head around the corner and the property benefits from a handy wc. French doors from the kitchen lead out the rear garden.

The house features a well-appointed bathroom, ensuring convenience for all residents. With no onward chain, this property is ready for you to move in and make it your own without delay.

Situated close to the University Hospital Coventry and Warwickshire (UHCW) and a variety of local amenities, this location offers both convenience and accessibility. Whether you are commuting for work or seeking leisure activities, everything you need is within easy reach.

This end terrace house on Arch Road is a rare find, combining modern living with a prime location.



### GROUND FLOOR

Hallway

Bedroom 2

10'9" x 10'8"

Lounge

Bedroom 3

7'8" x 5'9"

Kitchen/Dining Room

Shower Room

W/C

OUTSIDE

FIRST FLOOR

Rear Garden

Bedroom 1

Front Garden