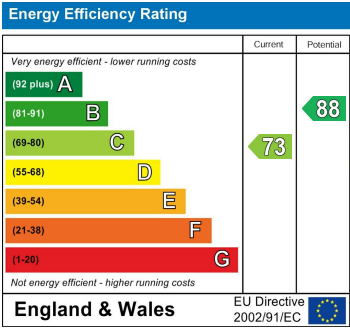


Floor Plan



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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Wycliffe Road West
CV2 3DZ



£215,000 | Bedrooms 2
Bathrooms 1

Stepping inside, the bright and spacious entrance hallway immediately sets the tone, offering a warm welcome and an effortless flow through the home. The lounge is a wonderfully relaxing retreat, where soft cream décor combines with plush carpeting to create a calm and comfortable atmosphere. A beautiful bay window fills the room with natural daylight, enhancing the sense of space while providing the perfect spot to enjoy a morning coffee or simply watch the world go by. Every detail has been carefully considered to create a home that feels both elegant and easy to live in.

To the rear of the property, the recently fitted bespoke kitchen is undoubtedly the heart of the home. Designed with both style and practicality in mind, it features quality fitted appliances, a striking double larder cupboard providing exceptional storage and an intelligent layout that makes cooking and entertaining an absolute pleasure. The adjoining dining area offers a wonderful space to gather with family and friends, whether hosting lively weekend dinners or enjoying quieter evenings together. French doors frame views of the garden and allow natural light to flood the room while creating a seamless connection between inside and out. A dedicated fitted utility space adds another layer of everyday convenience, keeping household essentials neatly tucked away.



GROUND FLOOR		Bedroom 2	9'7 x 11
Hallway		Bathroom	
Living room	9'8 x 12'11	OUTSIDE	
Kitchen	15'11 x 11'6	Front garden	
Dining room	14'11 x 9'1	Rear garden	
FIRST FLOOR		Garage	12'1 x 29'11
Bedroom 1	12'9 x 11'5		