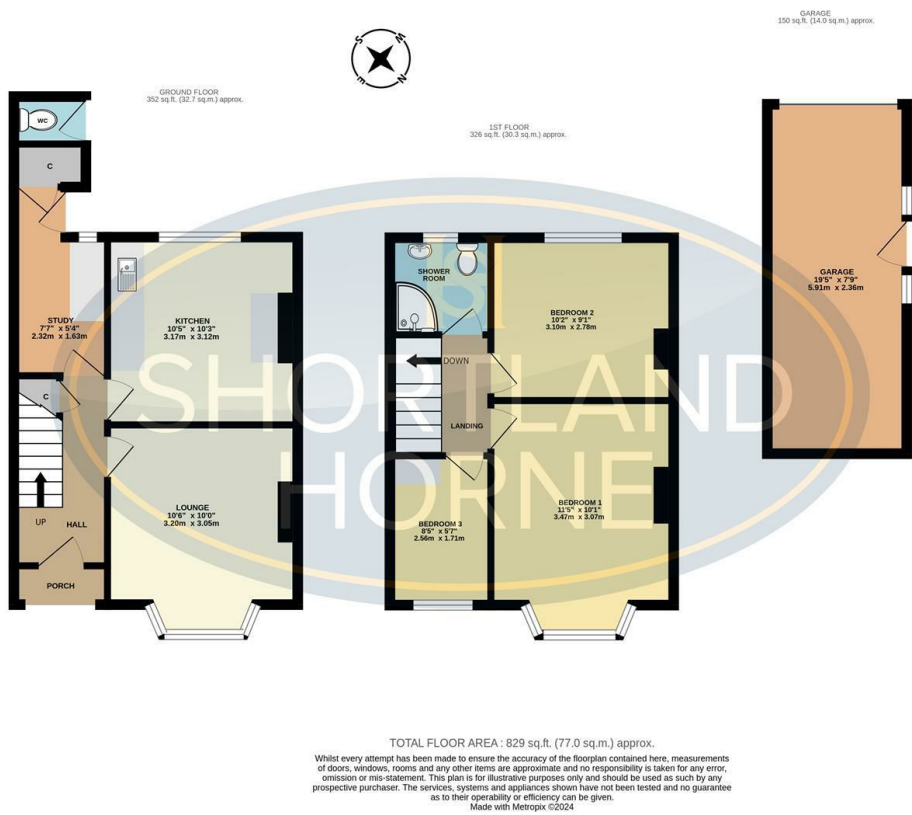
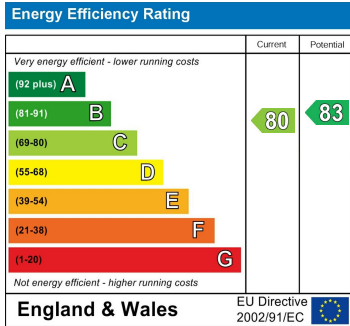


Floor Plan



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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**email:** sales@shortland-horne.co.uk  
**visit:** shortland-horne.co.uk

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**Sewall Highway**  
**Wyken CV6 7JB**





# £215,000 Offers Over | Bedrooms 3 Bathrooms 2

Located on Sewall Highway in Coventry, this charming and energy efficient mid-terrace house is a true gem waiting to be discovered. Boasting front lounge, three bedrooms, brand new kitchen, this property offers ample space for comfortable living. The property has newly fitted LVT flooring in the hallway, kitchen and utility area with new carpets in all bedrooms and lounge.

Recently refurbished throughout, this home exudes a fresh and modern feel, making it a perfect canvas for you to add your personal touch. The new kitchen and separate utility room are not only stylish but also highly functional. To the first floor are three bedrooms and a modern fitted shower room.

Step outside to the landscaped rear garden, the recently laid patio area is perfect for entertaining. There is also the additional benefit of an external toilet and a concrete sectional garage. The property benefits from solar panels which are owned producing a quarterly feed in tariff payment.

- GOOD TO KNOW:
- The front or property has been newly painted including the eaves.
  - New 50mm internal insulation added to all external facing walls and plastered, with the bedrooms and kitchen re-plastered.
  - All electrical fittings have been replaced.
  - Every room has been tastefully redecorated and includes all new doors. New carpets are fitted to every room and stairs, with luxury vinyl flooring to hall kitchen and utility/office and outside toilet.
  - The kitchen has been fitted out with a Howdens Kitchen that includes new gas hob with electric oven and extractor fan. The picture window glass pane has been replaced in the kitchen, back bedroom and bedroom 3.
  - The kitchen and utility / home office area each have ample double electric sockets, the latter also plumbed for cleaning appliances
  - All radiators are brand new, with new thermostatic room valves to each.
  - A newly laid StoneMarket Indian Rock patio area, small lawn and garage
  - Garage and fencing have each been freshly painted.



GROUND FLOOR		Bedroom Two		10'2 x 9'1
Entrance Hallway		Bedroom Three		8'5 x 5'7
Lounge	10'6 x 10	Shower Room		
Kitchen	10'5 x 10'3			
Utility /Study	7'7 x 5'4			
FIRST FLOOR				
Bedroom One	11'5 x 10'1			