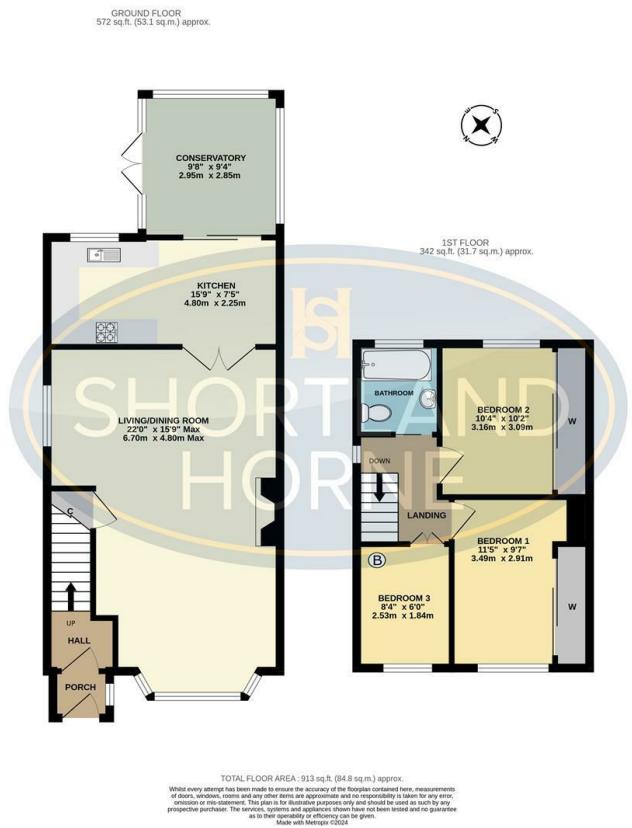
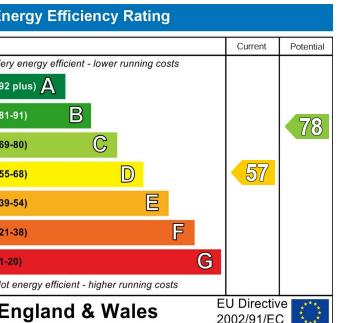


Floor Plan



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.



Shortland Horne Walsgrave Branch
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Other branches:
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10 Euston Place, Leamington Spa CV32 4LJ

call: 02476 442 288
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

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SHORTLAND HORNE

follow us

Oldham Avenue
Wyken CV2 5EU



£245,000

**Bedrooms 3
Bathrooms 1**

Shortland Horne are pleased to present for sale this well presented, three bedroom semi detached home in popular Wyken, Coventry.

Ideally located close to the University Hospital, good schools, major retail outlets and the M6, the property would make an ideal first time buy, family home or investment opportunity.

Ground floor accommodation consists of entrance porch, hallway, spacious lounge / dining room, kitchen and conservatory.

Upstairs to the first floor you will find three good sized bedrooms and the family bathroom.

To the front of the property is a neat shrub filled fore garden with dwarf brick wall and passageway allowing side access to the back garden.

The back garden lawn areas have been astro turfed for easy maintenance and has single garage and handy storage shed.

GOOD TO KNOW:

Tenure: Freehold

Vendors Position: No chain

Parking Arrangements: Street Parking

Garden Direction: South East

EPC Rating: D

Total Area: Approx. 913 Sq. Ft



GROUND FLOOR

Hall

Living / Dining Room

22.0 x 15.9

Kitchen

15.9 x 7.5

Conservatory

9.8 x 9.4

FIRST FLOOR

Landing

Bedroom 1

11.5 x 9.7

Bedroom 2

10.4 x 10.2

Bedroom 3

8.4 x 6.0

Bathroom

OUTSIDE

Rear Garden

Front Garden