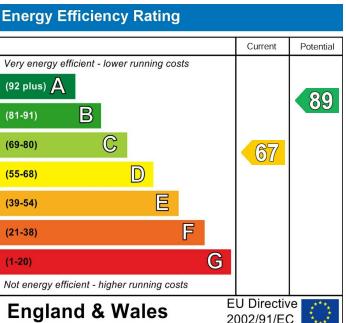


Floor Plan

GROUND FLOOR
451 sq.ft. (41.9 sq.m.) approx.



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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call: 02476 442 288
email: sales@shortland-horne.co.uk
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Farren Road
Wyken CV2 5EN



£160,000

Bedrooms 2 Bathrooms 1

This charming two-bedroom terraced home, now available for the first time in 74 years, is nestled in the highly sought-after area of Wyken. Its prime location is just a stone's throw from University Hospital Coventry, making it an ideal choice for healthcare professionals. The property is also close to renowned local schools, including Caludon Castle Secondary and Wyken Croft Primary, perfect for families. This is an exciting opportunity for buyers looking to put their own stamp on a home. While modernisation is required, the potential here is undeniable.

As you enter the home, you're greeted by a spacious lounge that offers a warm and inviting atmosphere, perfect for relaxing or entertaining. The lounge provides ample natural light, creating a cheerful and welcoming space. Adjacent to the lounge is a kitchen that, while in need of modernisation, offers great potential for creating a contemporary cooking area tailored to your taste. A bright sunroom connects the kitchen to the rear garden, providing additional living space and a lovely spot for enjoying morning coffee or an evening read.

Upstairs, you'll find two generously sized double bedrooms that offer comfortable accommodations for family members or guests. The bedrooms are versatile spaces that can easily be adapted to suit your needs, whether you envision a home office, guest room, or play area. The upstairs family bathroom is functional and presents an opportunity for modern updates to create a more contemporary feel.

The rear garden is a standout feature of the property, facing south and designed for relaxation and enjoyment. It boasts a lush lawn bordered by mature shrubs, providing a private and serene outdoor space. A small patio area at the entrance to the garden is ideal for outdoor dining or summer barbecues. At the rear, a concrete base offers the possibility of off-road parking, adding convenience for homeowners. Street parking is also available with permits, making it easy for guests and family to visit.

This home benefits from essential features, including double glazing throughout and a gas central heating system, ensuring comfort in all seasons. The property's location is enhanced by proximity to Caludon Castle Park, a beautiful space perfect for leisurely strolls, picnics, and outdoor activities. Local shops, supermarkets, and pubs are just a short walk away, providing everything you need for daily living.

Offered for sale with no onward chain, this property presents a unique opportunity for buyers looking to infuse their personal style into a well-loved family home.

GOOD TO KNOW:

Tenure: Freehold
Vendors Position: No Chain
Parking Arrangements: Street Parking (Permit)
Garden Direction: South-East
Council Tax Band: B
EPC Rating: D
Total Area: Approx. 775 Sq. Ft



GROUND FLOOR

Porch	
Hall	
Lounge	22'2 x 11'6
Kitchen	7'10 x 5'3
Sun Room	11'11 x 8'8

FIRST FLOOR

Landing	
Bedroom 1	11'6 x 11'

Bedroom 2

Bathroom

OUTSIDE

Rear Garden

Front Garden

10'10 x 8'6