

Floor Plan

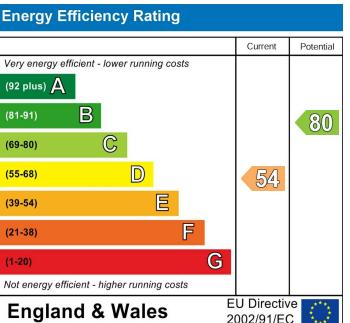
GROUND FLOOR

584 sq ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA: 1139 sq.ft. (105.8 sq.m.) approx.
When preparing this plan, every effort has been made to ensure the accuracy of the floor plan concerning the measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition can therefore be given.
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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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Arch Road
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£215,000 Offers Over

Bedrooms 3
Bathrooms 1

Situated in the heart of Wyken, this three-bedroom end of terrace home offers ample space for a growing family. Boasting a thoughtful extension, the property features a second reception room, utility room, and WC, providing both convenience and versatility for everyday living.

Step beyond the rear garden, and you'll discover the serene beauty of Caludon Castle Park, offering a peaceful retreat just moments from your doorstep. Ideal for families, the property enjoys a prime location within easy walking distance of Wyken Croft Primary School, Caludon Castle Secondary School, and the University Hospital.

With its close proximity to a range of local amenities, including shops, restaurants, and recreational facilities, this home provides the ideal blend of comfort, convenience, and community living. Embrace the essence of family life in this welcoming Wyken residence.

Although presenting opportunities for updates, the property's layout comprises a porch, hallway, and a bright lounge. The kitchen/dining room features white cabinets, a built-in electric oven, a four-ring gas hob, and ample worktop space for meal preparation. Adjacent to the kitchen, the spacious utility room accommodates the boiler, washing machine, and tumble dryer. The family room, a generous addition, invites natural light through two skylights and French doors, offering versatility for various activities. Additionally, a convenient WC is located here.

Upstairs, two double bedrooms, a single bedroom, and a family bathroom await. The rear double bedroom offers charming views of the park and castle ruins. Space-saving stairs lead to the loft space, which, although not compliant with building regulations, presents options for storage, a home office, or an additional bedroom. The loft is equipped with insulation, central heating, and three skylights.

Outside, a spacious garden predominantly laid to lawn with shrubs at the rear awaits. The front garden could be transformed into a driveway, enhancing practicality for modern living. Explore the potential and comfort of this charming Wyken abode.

GOOD TO KNOW:

Tenure: Freehold

Vendors Position: Looking for a property to buy

Parking Arrangements: Street parking

Council Tax Band: B

EPC Rating: E

Total Area: Approx. 1139 Sq. Ft



GROUND FLOOR

Hall

Lounge

11'7 x 10'11

Kitchen/Dining Room

17'2 x 10'10

Family Room

13' x 12'2

Utility

WC

FIRST FLOOR

Landing

Bedroom 1

10'11 x 10'11

Bedroom 2

10'11 x 10'10

Bedroom 3

8' x 5'11

Bathroom

OUTSIDE

Rear Garden

Front Garden