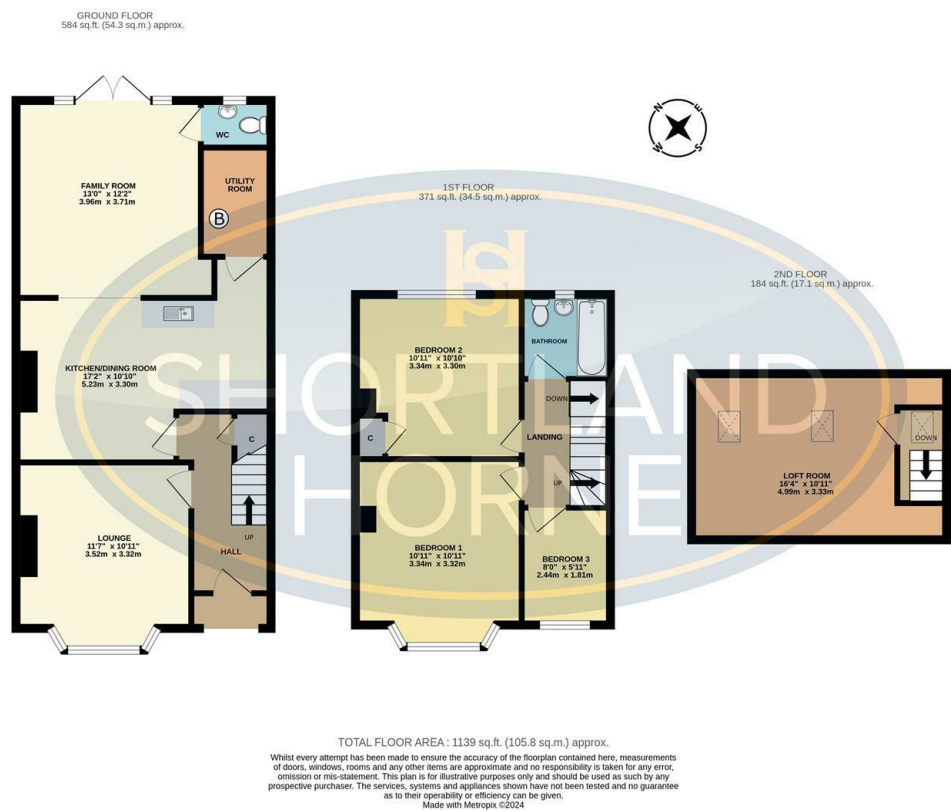
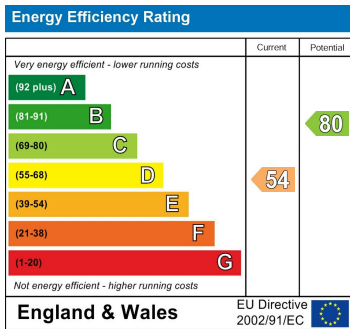


Floor Plan



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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10 Euston Place, Leamington Spa CV32 4LJ

call: 02476 442 288
email: sales@shortland-horne.co.uk
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Arch Road
CV2 5AD



£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		Landing	
Hall		Bedroom 1	10'11 x 10'11
Lounge	11'7 x 10'11	Bedroom 2	10'11 x 10'10
Kitchen/Dining Room	17'2 x 10'10	Bedroom 3	8' x 5'11
Family Room	13' x 12'2	Bathroom	
Utility		OUTSIDE	
WC		Rear Garden	
FIRST FLOOR		Front Garden	