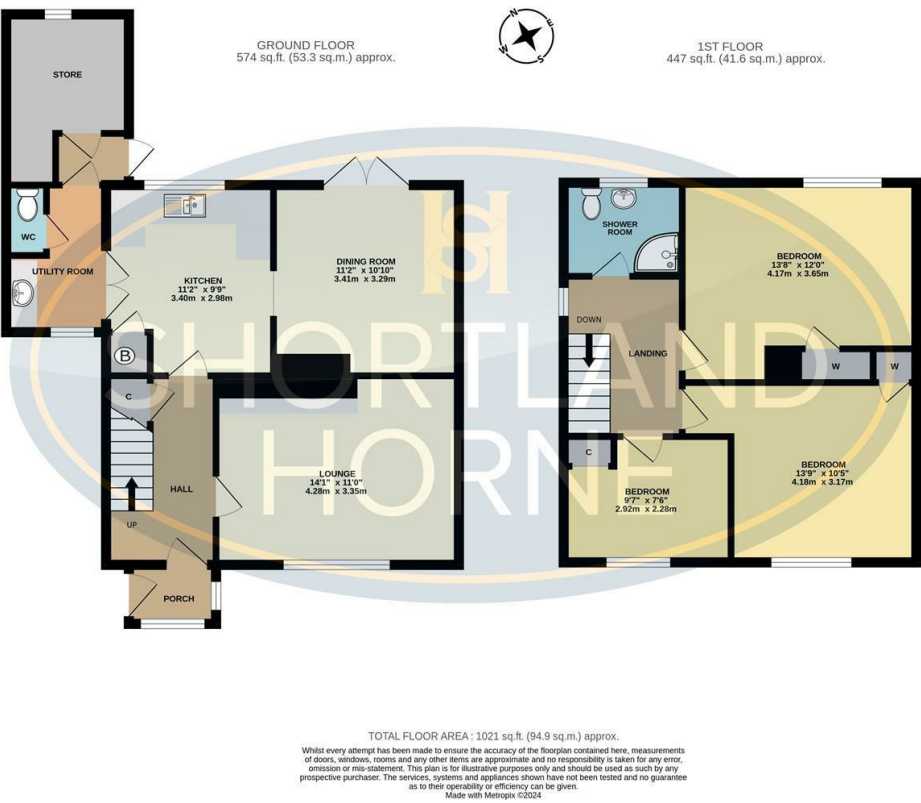
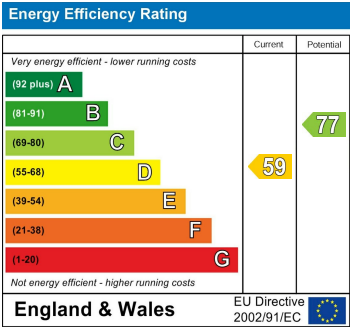


Floor Plan



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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**The Drive**  
**Wyken CV2 5FT**





£215,000

Bedrooms 3  
Bathrooms 1

Offered for sale with no upward chain, this spacious three-bedroom semi-detached home has been cherished by the same family for 73 years and sits on an impressive plot in the heart of Wyken.

As you enter through the front door, you'll find light-filled rooms, neutral décor, and endless potential!

From the inviting hallway, step into the kitchen where you can prepare your afternoon snacks while the children do their homework in the dining room, or catch up with friends over coffee. The kitchen features a good range of shaker-style cabinets and space for all your appliances. A dishwasher and washing machine are being left in the property for your convenience.

Off the kitchen, there is a utility w.c and a generously sized storeroom, which could be converted into a home office, music room, workshop, or utility room.

When it's time to relax, move into the comfortable living room to catch up on the latest series on Netflix or curl up on the sofa with your favourite novel.

The generously proportioned bedrooms upstairs boast large windows, flexible space, and ample storage. With all bedrooms being fairly laid out and including built-in storage, there won't be any arguments over who gets which room. The modern shower room features wall and floor tiles, a heated towel rail, and a lovely walk-in shower—an ideal place to refresh and revive.

Outside, the property boasts a vast garden, perfect for alfresco dining with plenty of space for entertaining and summer BBQs. Established trees provide a sense of privacy, and there is plenty of lush lawn for the kids to run and play. There is also side access to the front of the property.

Surrounded by fantastic local amenities including schools, shops, open greens, and just a few minutes' drive to the University Hospital, along with superb road links for getting around the city, this would be an ideal first-time buy.

GOOD TO KNOW:  
Tenure: Freehold  
Vendors Position: No Chain  
Parking Arrangements: Street Parking  
Council Tax Band: B  
EPC Rating: D  
Total Area: Approx. 1021 Sq. Ft



GROUND FLOOR		FIRST FLOOR	
Porch		Landing	
Hallway		Bedroom 1	13'8 x 12'
Lounge	14'1 x 11'	Bedroom 2	13'9 x 10'5
Dining Room	11'2 x 10'10	Bedroom 3	9'7 x 7'6
Kitchen	11'2 x 9'9	Shower Room	
Utility		OUTSIDE	
WC		Rear Garden	
Store		Front Garden	