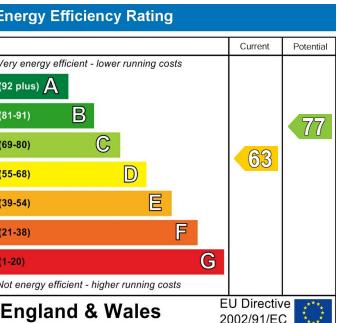


## Floor Plan



TOTAL FLOOR AREA: 1021 sq ft. (94.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025

## 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**  
306 Walsgrave Road, Walsgrave, Coventry CV2 4BL  
**Other branches:**  
Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET  
10 Euston Place, Leamington Spa CV32 4LJ

call: 02476 442 288  
email: [sales@shortland-horne.co.uk](mailto:sales@shortland-horne.co.uk)  
visit: [shortland-horne.co.uk](http://shortland-horne.co.uk)

follow us

**SHORTLAND HORNE**

follow us

**Bideford Road**  
**CV2 3LD**



## £200,000 Offers Over | Bedrooms 3 Bathrooms 1

Located on Bideford Road in Wyken, Coventry, this three-bedroom semi-detached family home presents an excellent opportunity for first-time buyers or savvy investors. The property boasts a spacious reception room, perfect for family gatherings or entertaining guests, alongside a well-appointed kitchen that offers ample space for culinary creativity.

With three comfortable bedrooms, this home is designed to accommodate families of various sizes, ensuring everyone has their own personal space. The bathroom is conveniently located, catering to the needs of the household.

Parking is made easy with a garage to the rear or it could provide extra storage. The location is particularly advantageous, being in close proximity to the University Hospital Coventry and Warwickshire, making it ideal for healthcare professionals.

This semi-detached house is not only a delightful place to call home but also represents a sound investment opportunity in a thriving area. With its blend of comfort, convenience, and potential, this property is sure to attract interest. Don't miss the chance to make this lovely house your new home.

### GOOD TO KNOW:

Tenure: Freehold

Vendors Position: No Chain

Parking Arrangements: On street and garage at rear

Garden Direction: North East

Council Tax Band: C

EPC Rating: D

Total Area: Approx. 1021 Sq. Ft

### GROUND FLOOR

Porch

Hall

Lounge / Dining Room

24'9" x 11'5"

Kitchen

10'11" x 8'1"

### FIRST FLOOR

Landing

Bedroom 1

13'3" x 10'6"

Bedroom 2

11'0" x 10'6"

Bedroom 3

9'6" x 7'3"

Shower Room

W.C.

### OUTSIDE

Garage

14'7" x 9'6"