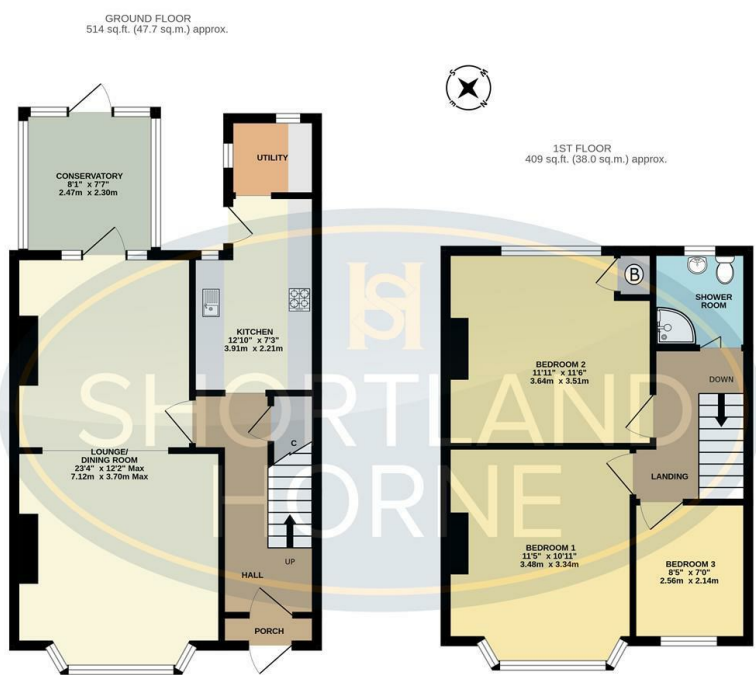
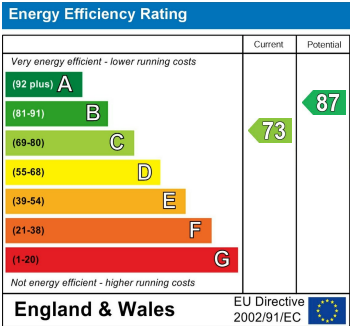


Floor Plan



TOTAL FLOOR AREA: 923 sq.ft. (85.7 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, walls, stairs 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 operability or efficiency can be given.
Made with Metreplan 03/04

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

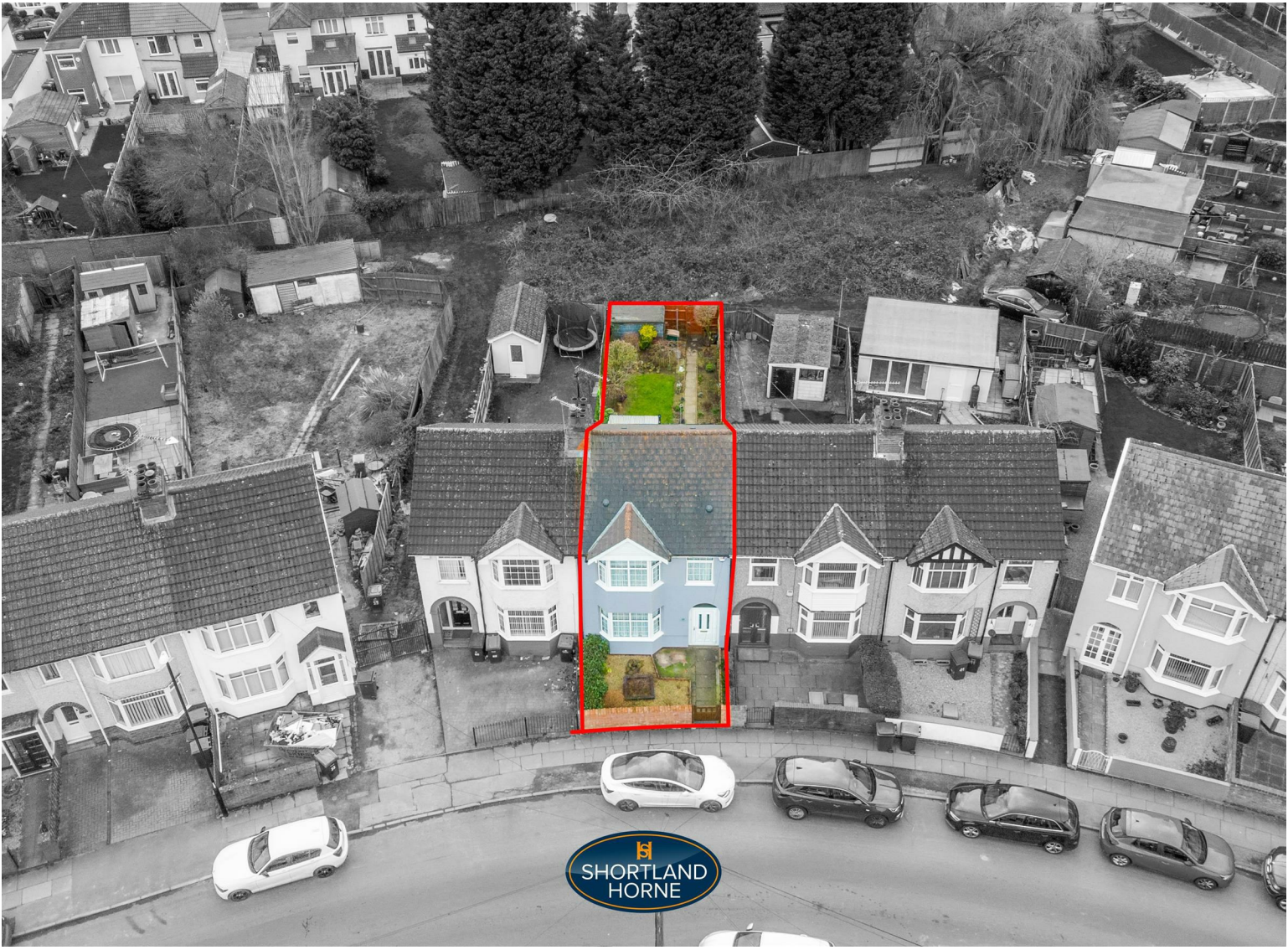
call: 02476 442 288
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

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Wycliffe Road West
CV2 3DX



£230,000 | Bedrooms 3
Bathrooms 1

Upon arrival, the attractive render that wraps around the entire property sets a warm and inviting tone, reflecting the care and attention of the current owners. Step inside onto the tiled floor of the hallway and enter the light-filled lounge/dining room, where there's ample space for large sofas and family gatherings. Switch on the electric fire for added cosiness and enjoy meals at a generously sized dining table. The adjacent conservatory provides a tranquil space to unwind and take in the surroundings.

The galley kitchen has been recently updated with crisp white shaker-style units and built-in appliances, including an oven, gas hob, extractor, fridge, and two freezers. With plenty of worktop space and inset spotlights, it's the perfect spot for culinary creations. A cleverly added utility room houses the washing machine and tumble dryer, enhancing functionality.

Heading upstairs via the carpeted stairs, you'll find two double bedrooms, both capable of accommodating king-size beds and furniture. The rear bedroom offers a lovely view of the garden below,

This delightful home in Wyken offers a spacious and welcoming atmosphere, complete with a private south-facing garden, perfect for relaxation and enjoyment. Surrounded by excellent amenities, including fantastic schools, it's an ideal choice for first-time buyers and young families.



| GROUND FLOOR | | Landing | |
|--------------------|-------------------|--------------|--------------|
| Hallway | | Bedroom 1 | 11'5 x 10'11 |
| Lounge/Dining Room | 23'4 x 12'2 (max) | Bedroom 2 | 11'11 x 11'6 |
| Kitchen | 12'10 x 7'3 | Bedroom 3 | 8'5 x 7' |
| Utility | | Bathroom | |
| Conservatory | 8'1 x 7'7 | OUTSIDE | |
| FIRST FLOOR | | Rear Garden | |
| | | Front Garden | |