

# Floor Plan



TOTAL FLOOR AREA - 826 sq.ft. (76.7 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplans 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. 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.  
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# EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		75	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**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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**Blackberry Lane**  
 Wyken CV2 3JZ



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

Welcome to this charming three-bedroom property located in the heart of Wyken. This homely house is being offered for sale with no chain, making it an ideal opportunity for those seeking a hassle-free purchase. Situated in a prime location, the property boasts a delightful view overlooking a green and the River Sowe at the front, creating a serene and peaceful atmosphere. Additionally, it is conveniently located within a short walking distance of Wyken Croft Primary School and Lyng Hall Secondary School, perfect for families with school-age children.

With only one owner, this cherished home has been exceptionally well maintained, evident from the moment you step inside. Ascend the low-level steps to the composite front door and enter into the warm and inviting hallway, setting the tone for the rest of the property.

The first room you encounter is the spacious lounge, providing a perfect space to unwind and catch up on your favourite Netflix series after a long day. Natural light floods the room through the generous window, offering a beautiful view of the open green area in front.

Adjacent to the lounge is the dining room, where you'll find ample space for a dining table. With patio doors and a glass surround, this room seamlessly connects to the garden, creating a refreshing indoor-outdoor ambiance. Swing open the doors to enjoy fresh air and satisfy your desire for a harmonious blend of indoor and outdoor living.

The kitchen features plenty of crisp white cabinets and abundant space for appliances, allowing you to prepare meals with ease. Additionally, a door from the kitchen leads to a practical storage area/garden room, providing convenient storage solutions for your belongings.

Returning to the hallway, carpeted stairs lead you to the first-floor landing. Here, you'll discover three inviting bedrooms and a well-appointed family bathroom. The two double bedrooms offer generous proportions and are bathed in natural light, creating comfortable and airy spaces. The third bedroom is versatile, allowing you to adapt it to suit your needs. The family bathroom features a pristine white three-piece suite, providing a fresh and clean aesthetic.

Outside, the property boasts a fabulous, long, and south-facing rear garden. This outdoor sanctuary offers sections of lush lawn, inviting seating areas, and colourful shrub borders. It's the perfect place to relax, entertain guests, or enjoy outdoor activities.

Living in this property offers a harmonious blend of nature, convenience, and a strong sense of community. With the Wyken Nature Park, nearby shops, and reputable schools in close proximity, this location truly caters to a comfortable and fulfilling lifestyle.

In summary, this much-loved home in Wyken presents a wonderful opportunity for a new owner. With its ideal location, immaculate condition, and inviting features, you'll undoubtedly take pride in calling this property "home."

**GOOD TO KNOW:**  
 Tenure: Freehold  
 Vendors Position: No Chain  
 Parking Arrangements: Street Parking



## GROUND FLOOR

Hallway	
Lounge	13'3 x 11'4
Dining Room	11' x 9'5
Kitchen	11' x 7'5

Store/Garden Room

## FIRST FLOOR

Landing

Bedroom One	13'3 x 10'11
Bedroom Two	10'11 x 10'11
Bedroom Three	7'9 x 5'10

Bathroom

## OUTSIDE

Rear Garden  
 Front Garden