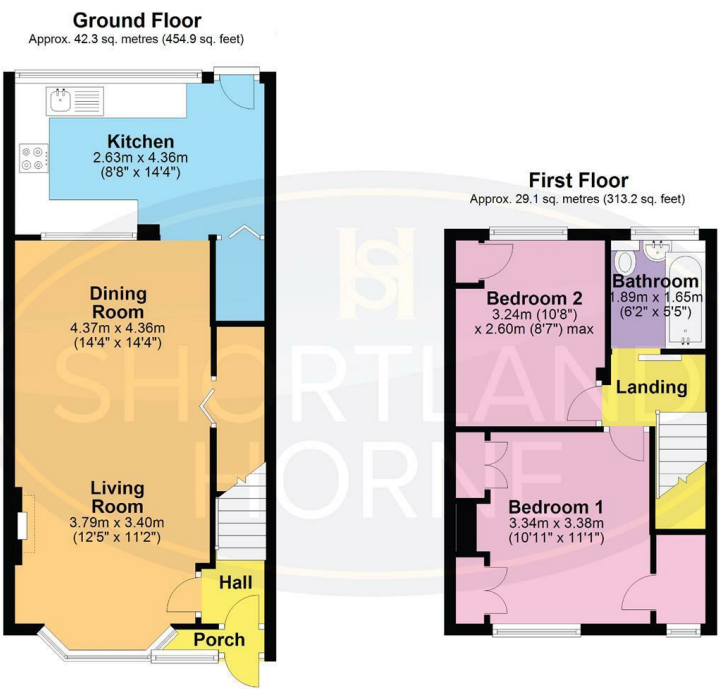


Floor Plan

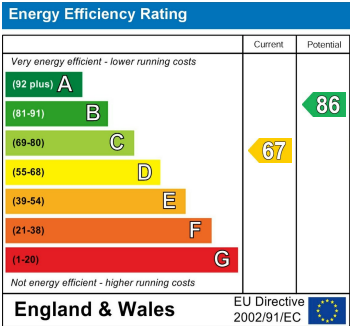


Total area: approx. 71.4 sq. metres (768.1 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



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

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follow us  

Forknell Avenue
Wyken CV2 3EN



£180,000 | Bedrooms 2
Bathrooms 1

NO CHAIN!!!
Open the door, step into the porch and find a low maintenance home you can move straight into. First stop (after popping off your shoes) is bright and spacious lounge-diner, where you can settle down, curl up on the sofa and catch up on your latest Netflix series! There is plenty of space for a dining table to seat all your guests. Next, you'll find the fully equipped kitchen. With a fab selection of white, easy to clean cabinets, worktops, a generous pantry and space for appliances, rustling up a meal for your guests has never been so easy.

Warm summer nights can be spent in the rear garden cooking up a barbeque in the south-facing garden. The pretty garden has been landscaped and has a patio area, big enough for some loungers to catch the rays! There is plenty of lawn for the kids to play, space for a trampoline and colourful borders to enjoy.

Take a look at this lovely two-bedroom home which ticks all the boxes for first time buyers and someone looking for a great investment property. The home has been extended so you can enjoy much more living space downstairs. You can literally turn the key, pop the kettle on, or even better... pop a cork. Inside, the neutral colour palette compliments the copious amounts of light which emanate through the rooms and the new owner will be treated to a fab south facing garden, extended kitchen with pantry and two great size bedrooms.



GROUND FLOOR		Landing	
Porch		Bedroom One	11'1 x 10'11
Hall		Bedroom Two	10'8 x 8'7 (max)
Living Room	12'5 x 11'2	Bathroom	6'2 x 5'5
Dining Room	14'4 x 14'4	OUTSIDE	
Kitchen	14'4 x 8'8	Rear Garden	
FIRST FLOOR		Front Garden	