

Floor Plan



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		61	78
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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Arch Road
Wyken CV2 5AA



£275,000 Offers Over

Bedrooms 3 Bathrooms 1

If you're seeking a home ready to move into, this family residence demands your attention. From the moment you park on the expansive driveway and step inside, you'll feel an overwhelming sense of 'home'. The interior is a modern sanctuary for family living, with the recent addition of a new kitchen and shower room.

Situated on a splendid plot, the home has been designed to maximise natural light. The spacious lounge, kitchen, and dining room flow seamlessly into the garden, showcasing excellent open-plan living. The ground floor boasts a beautiful herringbone vinyl floor, enhancing the overall aesthetic and feel of the space. The downstairs layout further enhances this airy, bright atmosphere, perfect for modern living.

The property boasts a generously sized garage (with electricity) and a driveway that spans the full width of the plot, accommodating 4-5 vehicles. A brand-new composite door opens into a bright hallway, setting the tone for the rest of the home.

The lounge area is ideal for relaxation, with a large window flooding the room with natural light. In the evenings, draw the curtains and enjoy Netflix in a cosy setting. There is ample space for seating, making it perfect for entertaining friends and family.

The kitchen/dining room is another highlight, an excellent space for culinary adventures and social gatherings. It features stylish shaker cabinets and ample work surface area, perfect for the keen home cook. A range oven, washing machine, and tumble dryer are included. There's also room for a dining table and chairs, where you can admire your garden through the French doors.

Step from the dining area into the west-facing garden, a private space featuring a lovely patio ideal for alfresco dining, barbecues, and relaxing with friends. The lawn is perfect for children to play on, and there is access to the garage and the front of the property.

Back inside, carpeted stairs lead to the first floor. The largest bedroom, located at the front, is a bright and airy retreat, perfect for unwinding with a good book. Two additional bedrooms and a well-appointed shower room complete this level.

Caludon Castle Park offers a serene escape just moments from your doorstep, perfect for family outings. The property is conveniently located within walking distance of Wyken Croft Primary School, Caludon Castle Secondary School, and the University Hospital.

With its proximity to local amenities, including shops, restaurants, and recreational facilities, this home provides the ideal blend of comfort, convenience, and community living.

GOOD TO KNOW:
 Tenure: Freehold
 Vendors Position: Have found a property to buy with no chain
 Parking Arrangements: 4/5 car driveway
 Garden Direction: West
 Council Tax Band: C
 EPC Rating: D
 Total Area: Approx. 917 Sq. Ft



GROUND FLOOR

Hallway

Lounge/Dining Room/Kitchen 21'11 x 10'10 (max)

FIRST FLOOR

Landing

Bedroom 1 10'8 x 9'11

Bedroom 2 11'1 x 9'11

Bedroom 3 7'6 x 5'10

Shower Room

OUTSIDE

Garage

19'9 x 10'4

Rear Garden

Driveway