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Sewall Highway
Wyken CV2 3NY

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AUCTION

Being Sold via Secure Sale online bidding. Terms & Conditions apply.
Starting Bid £115,000

* SINGLE STONE BAYED END TERRACE * OFFERING EXCELLENT POTENTIAL TO CREATE YOUR OWN DREAM HOME * GAS CH & DOUBLE GLAZED * 2 BEDROOMS * POTENTIAL REAR CAR ACCESS * NO UPWARD CHAIN* CASH BUYERS ONLY*

Nestled on Sewall Highway in the vibrant area of Wyken, Coventry, this single stone bayed end-terrace house presents an excellent opportunity for those looking to invest in a property with great potential. The home features two well-proportioned bedrooms, making it ideal for small families, couples, or individuals seeking extra space.

Upon entering, you will find a welcoming bay windowed lounge through to the full width dining kitchen ready to refurbish allowing you the chance to put your personal touch on the space and create your dream kitchen.

One of the standout features of this property is the rear car access, providing convenience for parking and additional outdoor space, which backs onto Lyng School grounds. Furthermore, the absence of an upward chain means that you can move forward with your purchase without unnecessary delays, making this an attractive option for eager buyers.

This end-terrace house is not just a property; it is a canvas awaiting your vision. With its prime location in Wyken, you will enjoy easy access to local amenities, schools, and transport links, making it a practical choice for everyday living. Whether you are looking to renovate and make it your own or seeking a solid investment opportunity, this property is certainly worth considering.









Dimensions

VESTIBULE HALL

BAY WINDOWED
LOUNGE

3.42 x 3.37

FULL WIDTH DINING
KITCHEN

4.34 x 3.36

LANDING

BEDROOM ONE

3.42 x 3.37

BEDROOM TWO

3.36 x 2.82

REFURBISHED
BATHROOM

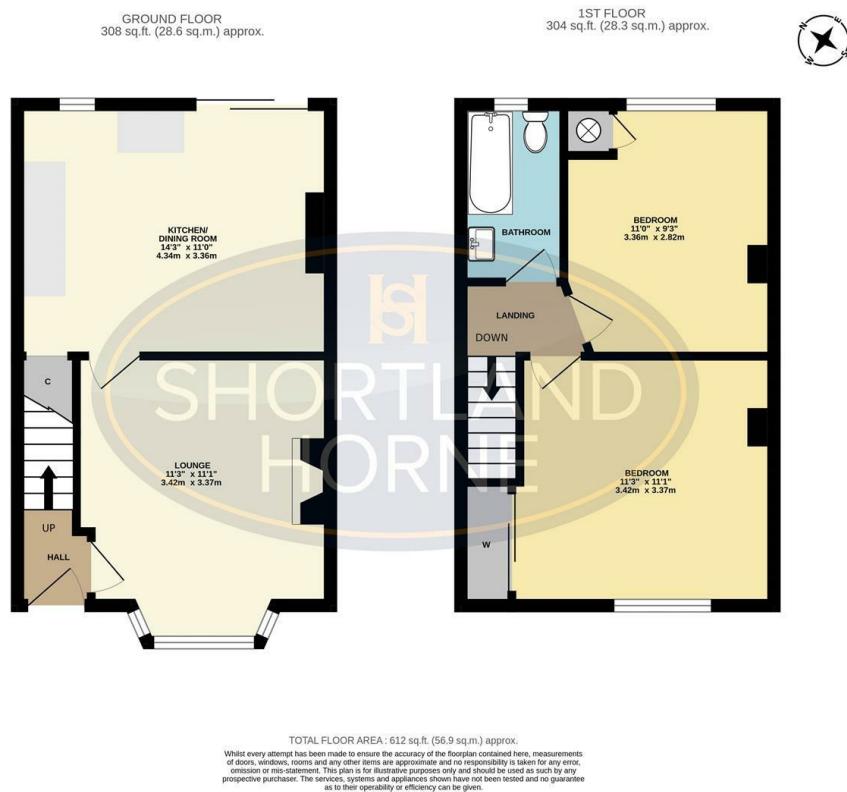
REAR CAR ACCESS

FRONT & FULLY
FENCED REAR
GARDEN

PLEASANT ASPECT
TO REAR BACKING
ONTO SCHOOL
FIELDS

NO UPWARD CHAIN

Floor Plan



Total area: 612.00 sq ft

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

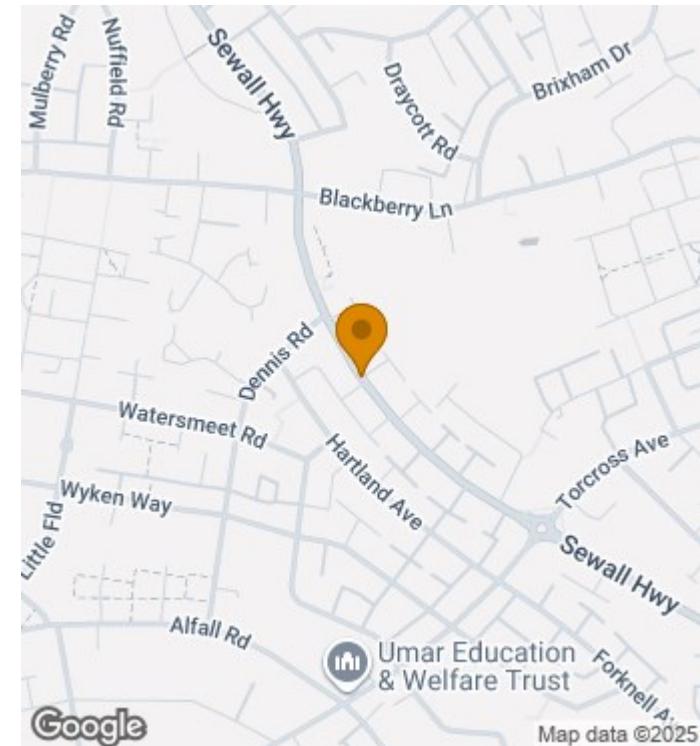
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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.

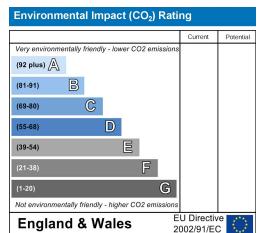
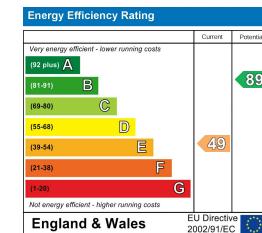
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practice 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.

Location Map



EPC



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