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**Wyken Grange Road**  
**Wyken, Coventry**

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# Wyken Grange Road

## Wyken, Coventry, CV2 3BU

A tastefully decorated and considerably improved traditional mid-terraced property lying within this very pleasant side-road. Offered with immediate vacant possession, the property should prove to be an ideal first purchase, has both gas heating and double glazing together with a first class loft room/home office or very occasional bedroom. Briefly the property includes a hallway, front lounge, well fitted kitchen/diner, two good sized bedrooms and a bathroom. The rear garden includes a decked area and has rear car access to a garage. Wyken Grange Road leads directly from the Ansty Road, to the east of the city, conveniently placed for access to a wide range of amenities.





### Approach

A leaded double glazed front entrance door opens into:

### Hall

4'6" x 3'4" (1.37m x 1.02m)

Having coloured tiled floor, vertical radiator and stairs leading to the first floor.

### Front Lounge

11'4" plus bay window x 11' max (3.45m plus bay window x 3.35m max)

Having wood effect laminate flooring, double glazed bay window, vertical radiator, feature living flame pebble effect gas fire (currently disconnected) and double inner doors opening to:

### Well Fitted Kitchen/Diner

10'9" x 8'4" plus 8'2" x 5'1" (3.28m x 2.54m plus 2.49m x 1.55m)

Comprising; a good range of black gloss units with long chrome handles, inset sink unit with mixer tap below double glazed rear window overlooking the garden, built-in 'Belling' electric oven, inset 'Indesit' halogen hob with hood over, integrated 'Montpellier' fridge freezer, integrated 'Indesit' dishwasher, 'Beko' washing machine, double glazed double doors opening to the rear garden, tiled floor and complementary part-tiled walls and large understairs storage and meter cupboard.

### First Floor Landing

### Bedroom One (Front)

11'4" x 9'8" plus chimney breast (3.45m x 2.95m plus chimney breast)

Having double glazed window, hot water radiator, picture rail and two double door built-in wardrobes with hanging rails and shelving.

### Bedroom Two (Rear)

10'11" x 7'10" max (3.33m x 2.39m max)

Having double glazed window, hot water radiator, picture rail, range of sliding door wardrobes with hanging rails, shelf and housing the 'Intergas' gas boiler.

### Bathroom

6'7" x 5'2" (2.01m x 1.57m)

In a white suite with chrome fittings comprising; bath with 'Triton' shower unit and screen, basin, WC, double glazed window, heated towel warmer, tile effect vinyl floor covering and complementary fully tiled walls.

### Additional Small Landing

4'6" x 3'4" (1.37m x 1.02m)

Having double glazed window and stairs leading to the second floor.

### Second Floor Loft Room/Hobbies Room

14'2" x 13'7" overall (4.32m x 4.14m overall)

Having two 'Velux' windows.

### Outside

### To The Front

The property has a paved and coloured slate front garden with brick boundary wall and wrought iron gate.

### To The Rear

The rear garden has a timber decked seating area, well kept lawn with established flower beds, timber fenced boundaries, rear pedestrian gate and rear car access to a garage.

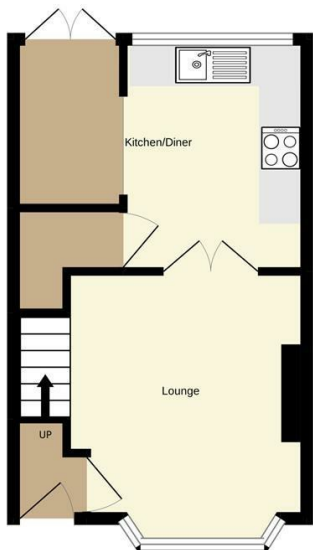
### Council Tax

Band A



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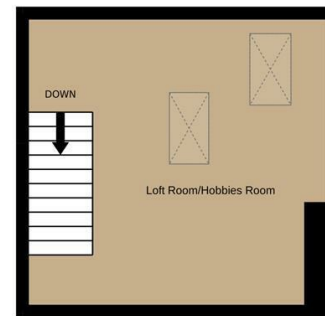
Ground Floor



1st Floor



2nd Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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