



 **3**
Bedrooms

 **1**
Bathroom



Charming 3-bed family home in quiet Wyken cul-de-sac! Nearby schools, hospital, A444 & M6. Spacious kitchen/diner, garage, and no onward chain. Don't miss out!

****NO ONWARDS CHAIN**GARAGE TO REAR****

Nestled in the serene ambiance of Wyken, this inviting three-bedroom mid-terraced family home is set to captivate your heart. Stepping through the entrance hallway, you're greeted by a sense of warmth and comfort that permeates every corner of this delightful abode.

The spacious lounge offers the perfect retreat for relaxation or entertaining guests, while the well-appointed kitchen/diner beckons with its promise of culinary adventures. Equipped with an oven, electric hob, and convenient access to the rear garden, it effortlessly blends style and functionality.

Upstairs, discover two generously sized double bedrooms alongside a versatile single box room, offering ample space to accommodate your growing needs. The fully tiled bathroom, complete with an electric shower over the bath, promises moments of rejuvenation and tranquility.

Outside, the low-maintenance gardens provide a serene backdrop for outdoor activities and leisurely moments. The detached garage, accessible from the rear, adds a practical touch to this charming residence, ensuring convenience and ease of living.

Additional features include double glazing, gas central heating, and an alarm system, promising comfort and security throughout the seasons. With the added benefit of no onward chain, this property presents a unique opportunity to embrace a lifestyle of comfort and convenience in a sought-after locale.

Experience the epitome of family living – schedule your viewing today and make this house your cherished home.

Good to know:

Potential rental income of £1,000pcm - £1,100pcm

Council tax band A - £1457

EPC - D

The boiler is located in the rear back bedroom.

Loft hatch located on the landing, no ladder, not boarded

Meters and consumer unit located under the stairs, no water meter – standard rates.

Measurements in foot.

Lounge – 11.57ft X 12.45ft

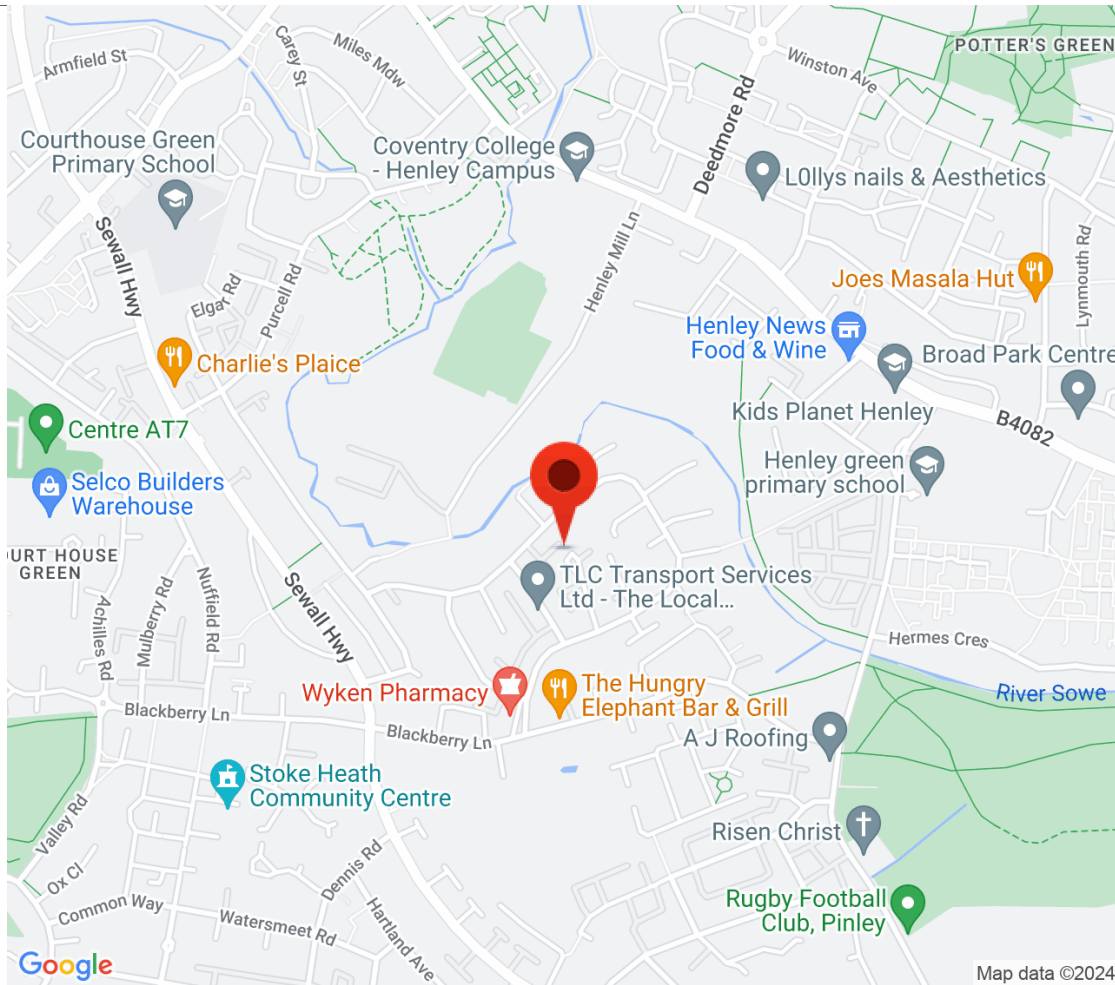
Kitchen/Diner - 9.92ft X 9.30ft

Bathroom - 5.06ft X 6.08ft

Bedroom 1 (front) - 10.35ft X 9.41ft

Bedroom 2 (rear) - TBC

Bedroom 3 (front box) - 5.65ft X 7.71ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	47	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 