


Offers in the region of £250,000  
Wyken Croft, Wyken, Coventry, CV2 3AE



 **3**  
Bedrooms

 **2**  
Bathrooms

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**\*\*NO ONWARDS CHAIN\*\*NEW BOILER\*\*GARAGE\*\*GROUND FLOOR W.C\*\***Nestled in the sought-after area of Wyken, Coventry, this delightful three-bedroom semi-detached home offers a wonderful opportunity for families, investors, and those seeking a comfortable abode in a thriving community. From the moment you step into the property, you're greeted by a sense of warmth and possibility.

The ground floor boasts a well-appointed front reception room, complete with a feature gas fireplace, perfect for cozy evenings with loved ones. Adjacent is the dining room, providing ample space for entertaining guests or enjoying family meals together. The fitted kitchen offers functionality with space for appliances and benefits from a convenient understairs storage area.

One of the highlights of this property is its convenient layout, including a ground floor toilet and additional storage cupboard, providing practicality and ease of living. The inclusion of a lean-to offers further flexibility, whether utilized as a utility area or a quiet retreat to enjoy the views of the landscaped garden.

Ascending to the first floor, you'll find a fully tiled family bathroom, complete with an electric shower over the bath, catering to the needs of busy households. Accompanying this are a single box bedroom and two generously proportioned double bedrooms, with the rear bedroom boasting a built-in storage cupboard, ideal for keeping belongings organized and out of sight.

Externally, the property offers a well-maintained front garden, alongside a driveway providing off-road parking for multiple vehicles, leading to a single garage. To the rear, a part-paved and lawned west-facing garden awaits, providing a private sanctuary for outdoor relaxation and enjoyment, whether it's hosting summer barbecues or simply unwinding after a long day.

Additional features include double glazing and gas central heating throughout, ensuring comfort and efficiency year-round. The installation of a modern combi Vallient boiler in 2023 adds peace of mind and further enhances the property's appeal. Recent upgrades, such as new carpets in the reception rooms and rear bedroom, contribute to the overall sense of freshness and modernity.

With the added benefit of no onwards chain, this property presents an exciting opportunity for those looking to make their mark on a home, whether through light refurbishment or potential extension (subject to planning permission). Its proximity to local amenities, schools, and healthcare facilities, including the nearby Walsgrave Hospital, underscores its suitability for families and professionals alike.

In summary, this charming semi-detached home in Wyken offers not just a place to live, but a lifestyle to be enjoyed. Whether you're envisioning it as your next family residence or an astute investment opportunity, this property is sure to capture your imagination and warrant closer inspection.

Good to know:

EPC - C

Council Tax Band - C - £1,943

Total internal area - 76 square meters / 818 square foot.

If the property was modernised throughout we expect a rental income of £1,300pcm

No onwards chain.

Valliant boiler installed August 2023 – located in the kitchen.

Consumer unit/fuse box dated 2005 located under the stairs along with the gas and electric meter

Loft - accessed from the landing, no ladder, not boarded.

Measurements in foot

Porch

Hallway

Lounge -12.66 x 11.30

Dining room -10.96 x 9.25

Kitchen - 10.91 x 7.36

Ground floor toilet - 2.70 x 5.74

Lean to -6.16 x 7.97

Landing - loft hatch

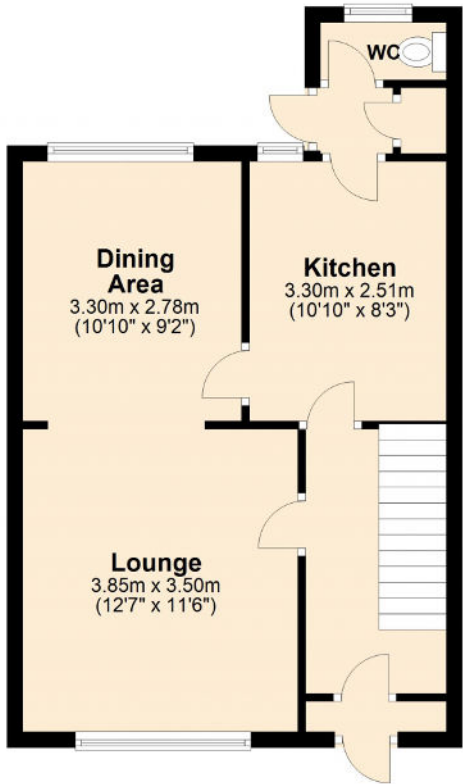
Bathroom - 5.49 x 5.96

Bed 2 rear - 10.79 x 11.00

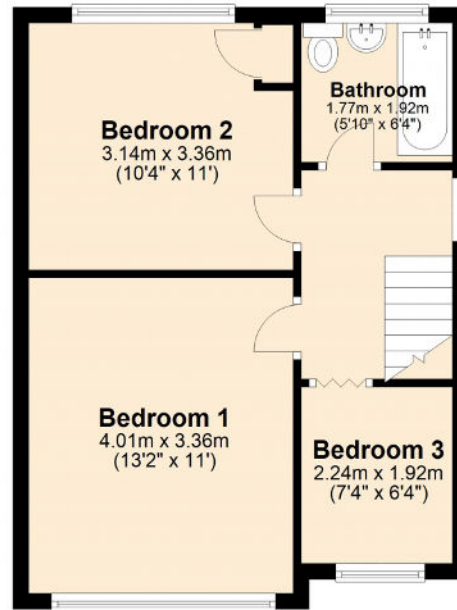
Bed 1 front -10.77 x 13.19

Bed 3 box - 7.53 x 6.06

**Ground Floor**



**First Floor**



Total area: approx. 80.1 sq. metres (862.4 sq. feet)

FOR IDENTIFICATION PURPOSES ONLY  
Plan produced using PlanUp.

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

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