



TAILOR MADE
SALES & LETTINGS



Wyken Croft

Wyken, Coventry, CV2 3AB

Asking Price £260,000



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Tailor Made Sales and Lettings are delighted to introduce this largely extended four bedroom end of terraced, family home, located in the hugely residential area of Wyken. Perfectly situated within an excellent school catchment area, including Wyken Croft, St John Fisher and Caludon Castle. There is a superb selection of local amenities, smaller and larger shops and close proximity to UHCW.

This excellent family home benefits from a double garden plot with great potential to add ample off-road parking and a double garage subject to the appropriate consents.

The ground floor accommodation comprises an entrance hallway, cosy front lounge with bay window. The back of the property has been largely extended to create a lovely open plan kitchen / dining / living area, great for entertaining with double glazed patio doors onto the garden.

The first floor comprises two spacious double bedrooms, a single bedroom and a bathroom in need of modernisation. There are stairs leading to the master bedroom, loft conversion.

The garden comprises a paved patio area, lawn, summer house and gated access to the rear service road and additional garden.

Full Property Summary

How to Make an Offer

We will require the following information before we can advise our clients to accept or reject your offer:

- Full proof of up to date deposit funds (by way of bank statement, bank screenshot, building society book or solicitors letter)
- Should your deposit funds be coming from equity within your sale we require a memorandum of sale confirming your sale agreed price and an up to date mortgage statement outlining your redemption figure
- Should your offer be a full "cash" offer we require proof of the full amount or a solicitors letter
- Proof of your mortgage decision in principle (must have a recent date, full names and loan to value ratio)
- Details including name, address, telephone number and email of who is arranging your mortgage (i.e. brokerage or direct bank)

Should you have any question on the above please contact us.

Money Laundering Regulations

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulators, will be appreciated and assist with the smooth progression of the sale.

Agents Disclaimer

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point of which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Tel: 024 76939550

The measurements indicated are supplied for guidance only and as such must be considered incorrect.

Please note some of our photographs may include the use of AI furnishings to demonstrate how a room could be presented.

Please note we have not tested the services, or any of the equipment or appliances in this property, accordingly we advise prospective buyers to commission their own survey or service reports before finalising the purchase.

These particulars are issued in good faith but do not constitute representations of fact, or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.



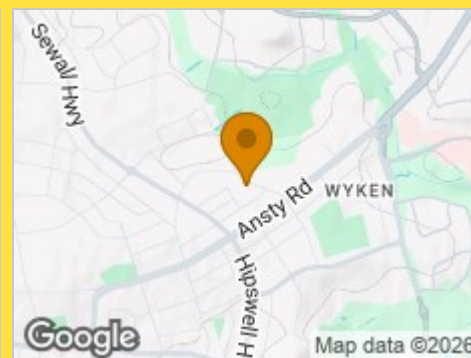
Road Map



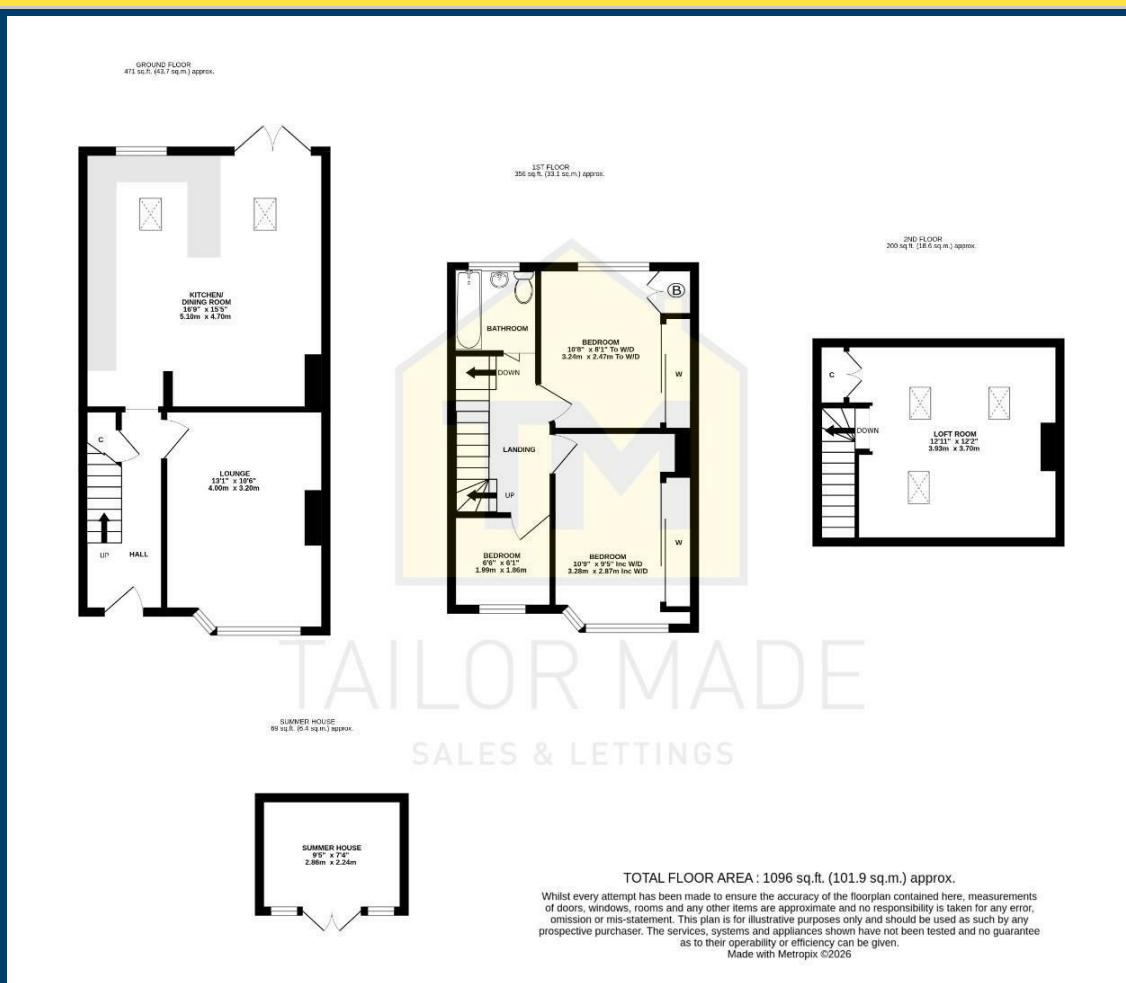
Hybrid Map



Terrain Map



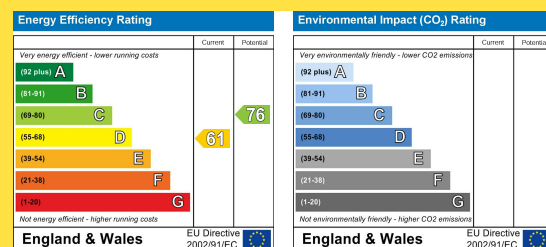
Floor Plan



Viewing

Please contact our Tailor Made Sales & Lettings Office on 024 76939550 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.