Wyke Road, Wyken, Coventry
Guide Price £260,000

crowhurst gale

Wyke Road, Wyken, Coventry

Crowhurst Gale Estate Agents are pleased to present this spacious and well presented mid terraced property located in the sought after area of Wyken, Coventry. The property excellent access to Coventry City Centre, M69, M6, local amenities and excellent local schools. In brief the property comprises: entrance hall, lounge, kitchen/diner, garden room/conservatory, utility area and cloakroom to the ground floor. To the first floor there are three bedrooms and a bathroom. There is a useful attic room accessed via pull down ladder. The property further benefits from gas central heating, double glazing, low maintenance rear garden, garage, car port and off road parking to the front.

Frontage
Off road parking to the front. Access to the rear via shared access road. Various shrubs and plants.

Entrance Hall
Enter via double glazed front door. Stairs rising to the first floor, radiator. Door to storage cupboard, door to under stairs cupboard. Tiled floor. Doors to:

Lounge 14'0" into bay x 11'8" (4.28m into bay x 3.56m)
Double glazed bay window to the front aspect, radiator. Feature open fire with wooden surround and tiled hearth. Double wooden glazed doors into kitchen/diner. Glass block windows to wall.

Kitchen/Diner 18'1" max x 11'10" max narrowing to 8'3" (5.53m max x 3.63m max narrowing to 2.53m)
Window to the rear aspect. Wooden double glazed door to garden room. Vertical mirrored radiator tiled flooring throughout.
A range of eye and base level units with tiled work top surfaces. Inset one and a half sink with mixer tap over. Fitted microwave and oven. Fitted four ring hob with extractor over. Fitted dishwasher and fridge.

Garden Room 14'7" x 12'0" max (4.45m x 3.68m max)
Double glazed door to the rear garden. Double glazed windows to the rear aspect. Tiled flooring, radiator. Door to:

Utility Room 11'3" x 4'9" (3.43m x 1.45m)
Eye and base level units with inset sink . Fitted washing machine. Space for fridge/fridge. Cupboard housing the gas combi boiler. Door to:

Cloakroom
Double glazed window to the rear aspect. Low level w.c, vanity unit with inset wash hand basin. Tiled splash back area. Heated towel rail.

First Floor Landing
Access to the loft room with pull down ladder.

Bedroom One 12'0" x 11'5" (3.67m x 3.49m)
Double glazed window to rear aspect, radiator.

Bedroom Two 12'4" x 8'7" (3.77m x 2.64m)
Double glazed window to the front aspect, radiator. Two fitted wardrobes.

Bedroom Three 9'3" x 7'11" (2.83m x 2.43m)
Double glazed window to the front aspect, radiator.

Bathroom 6'4" x 5'10" (1.95m x 1.78m)
Obscure double glazed window to the rear aspect. Part tiled suite comprising: bath with shower over. Vanity unit with inset wash hand basin. Low level w.c, heated towel rail. Tiled flooring.

Attic Room/Office 17'3" x 13'5" (5.27m x 4.10m)
Three sky windows to the rear aspect. Window seat. Power and light connected. Eaves storage. Exposed wooden beams. Radiator and ceiling spotlights.

Rear Garden
Enclosed rear garden with block paved patio area. Brick built BBQ, outside tap. Remainder slate garden with various raised planting areas with a variety of shrubs and plants. Raised slate patio area ideal for alfresco dining. To the rear of the garden there is access to the shed, garage and car port. Water butt. Wooden gates giving access to rear vehicle lane.

Local Authority
Coventry City Council

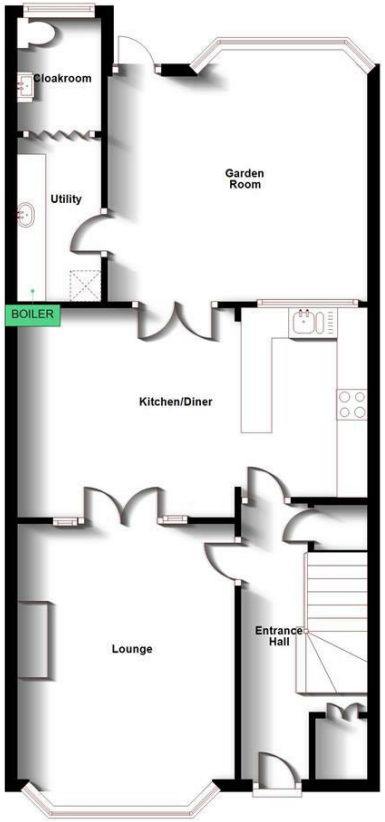
Tax Band
B

Tenure
Freehold

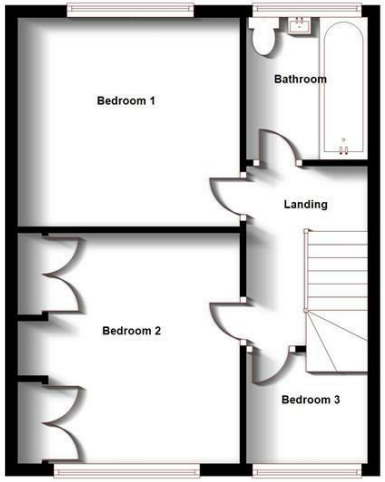
Directions For Sat Nav
CV2 3DT

Viewing
By appointment only through Crowhurst Gale Estate Agents 01788 522266

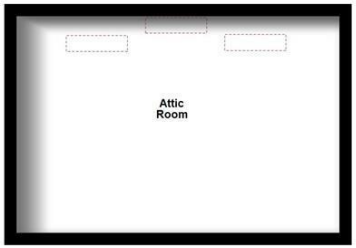
Ground Floor

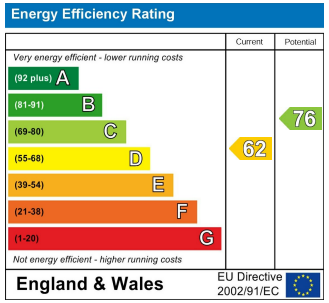


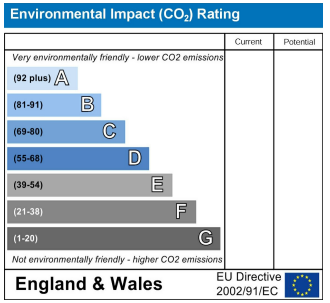
First Floor



Second Floor







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