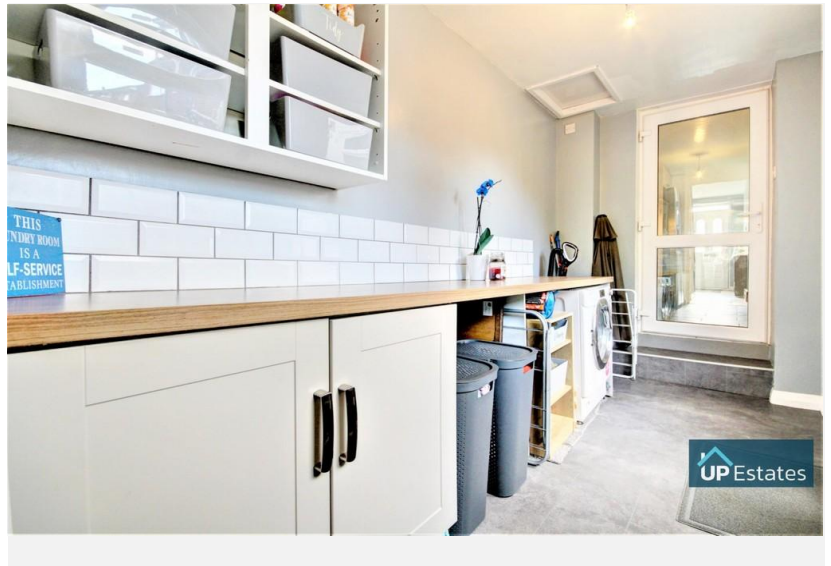


3 Bedroom Mid Terraced House  
located in Wyken, Coventry.

£249,950

 UP Estates



### FULL DESCRIPTION

An immaculately presented three bedroom home with office room upstairs and two reception rooms downstairs! This stunning home very briefly comprises; entrance hall, living room, kitchen / breakfast room, utility room, playroom and low maintenance private rear garden to the ground floor. On the first floor there are two double bedrooms, a single bedroom, an office room/nursery and the main bathroom. This home is perfectly situated for access to the University Hospital and only a stones throw away from Wyken Croft primary school.



3



1



2



B



TBC



96m2

£249,950

- Extended
- Three Bedrooms & Nursery/Office Room
- Living Room & Playroom
- Beautifully Presented Throughout
- Kitchen & Separate Utility Room
- Private Rear Garden



UP Estates

#### **FRONT ASPECT**

An attractive three bedroom terraced home.

#### **ENTRANCE HALL**

A welcoming entrance hall with doors leading to living room, kitchen and stairs ascending to the first floor.

#### **LIVING ROOM**

A family living room with double glazed window and central heated radiator.

#### **KITCHEN/BREAKFAST ROOM**

A beautiful and modern kitchen/breakfast room featuring a central island breakfast bar, a matching range of wall and base mounted units with roll top work surfaces over, a stainless steel sink with drainer and mixer tap, a gas hob, electric oven, extractor and space for other appliances.

#### **UTILITY ROOM**

With wall and base mounted units, space for appliances and a door leading to the garden.



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### **PLAYROOM**

A versatile playroom with three double glazed windows and a central heated radiator.

### **BEDROOM ONE**

A double bedroom with integral storage, central heated radiator and double glazed window.

### **BEDROOM TWO**

A double bedroom with central heated radiator and double glazed window.

### **BEDROOM THREE**

A single bedroom with double glazed window and central heated radiator.

### **OFFICE ROOM / NURSERY**

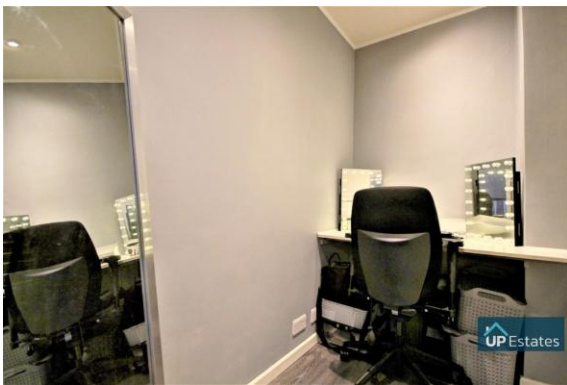
A flexible office room / nursery with integral storage.

### **BATHROOM**

Tiled throughout and having a panelled bath with shower over, low level W/C, pedestal wash basin, central heated towel rail and a double glazed opaque window.

### **REAR ASPECT**

A private and low maintenance beautifully presented rear garden!

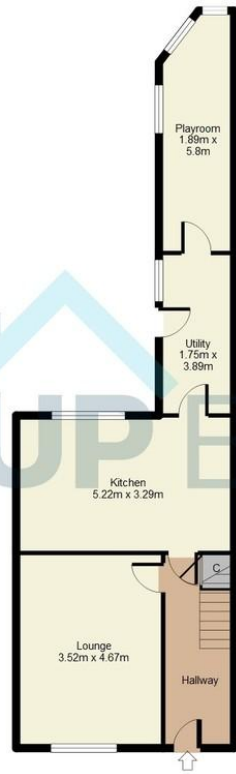




Wyken Croft, Coventry

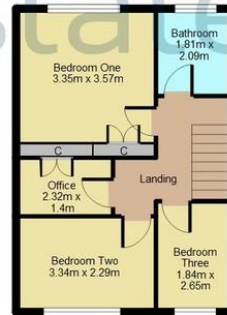


## FLOORPLAN



APPROX GROSS INTERNAL FLOOR AREA: 96 sq. m / 1032 sq. ft

For illustrative purposes only. Measurements are approximate and not to scale.  
(c) Up Estates



### CONTACT

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