 4  
Bedrooms

 2  
Bathrooms

Offers in the region of £225,000  
Hyde Road, Wyken, Coventry, CV2 5ES



**\*\*4 BEDROOMS\*\*NO CHAIN\*\*CORNER PLOT\*\*DETACHED GARAGE\*\*** A well-proportioned four-bedroom semi-detached family home located in the popular area of Wyken, Coventry. VIEWINGS TO START ON TUESDAY 30TH MAY - CALL TO BOOK AN APPOINTMENT

The area boasts many local amenities and transport links such as independent convenience stores, large supermarkets, primary/secondary schools, Walsgrave Hospital, A444, M6, and Coventry City Centre.

Briefly comprising of porch, entrance hallway with period Minton tiles, front reception with dual aspect windows, extended kitchen/diner with oven, electric hob, ground floor W/C, ground floor bedroom/office/playroom with built-in storage. To the first floor are two double bedrooms both with dual aspect windows with the rear benefitting from built-in storage and where the modern combi boiler is located, a single bedroom with built in storage and a fully tiled family bathroom. Outside to the front is a wrap-around garden mostly laid to lawn with a driveway leading to a brick-built detached single garage and to the rear is a low maintenance slabbed rear garden.

The property is in need of modernisation and will be both suitable for a growing family or an investor.

Good to know:

The modern Baxi boiler was installed in 2015 and last serviced October 2022.

No onwards Chain.

Further potential (subject to the necessary planning).

Loft accessed via the landing with pull down ladders.

EPC - D

Council Tax Band - C - £1943pa

If the property was modernised and rented it would be expected to achieve £1350pcm -£1400pcm

Measurements in foot

Front reception - 12.47ft x 10.44ft

Kitchen/Diner

Ground floor bedroom 4/office/play room - 10.20ft (max) x 11.09 (max)

Ground floor W/C - 3.92ft x 3.85ft

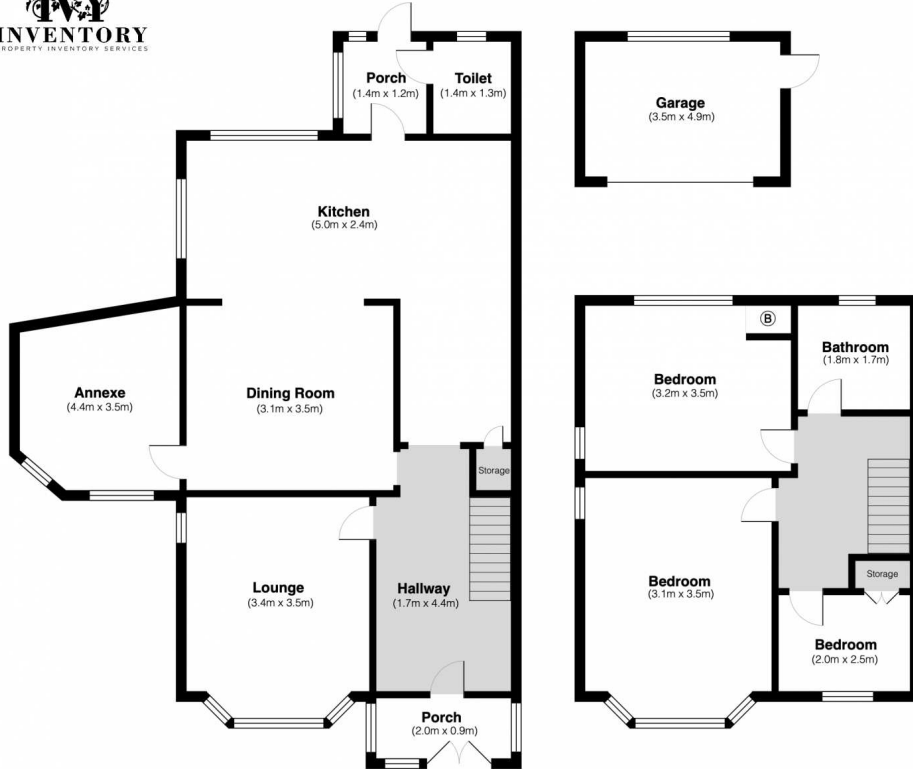
Garage - 8.23ft x 9.72ft

Landing - loft access

Bedroom 1 (front) - 12.88ft x 9.65ft

Bedroom 2 (rear) - 10.16ft x 11.05ft

Bedroom 3 (front) - 8.05 x 6.04ft



Total Area: Approx 110 sq/m  
Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

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