 **3**
Bedrooms

 **1**
Bathroom



****NO ONWARDS CHAIN**POTENTIAL GROSS YIELD OF 6.86%**Suttons are proud to offer a spacious three-bedroom mid-terraced family home located in the popular area of Wyken. The area boasts a wealth of local amenities close by such as Lyng hall, Stoke heath schools, Pharmacy, The Hungry Elephant bar & Grill, along with easy access to public transport and to A444 and M6.**

Briefly comprises of entrance hallway, fitted kitchen with oven, gas hob and space for appliances and a lounge/diner. To the first floor is a fully tiled family bathroom with an electric shower over the bath, and three spacious bedrooms. Outside to the front is a lawned front garden (note the front of the property is pedestrian access only, no drive) and to the rear is a low maintenance west-facing garden.

The property will benefit from a refurbishment and the asking price has been set to factor this in.

Good to know:

Parking – Street parking only, due to the property being set back from the road a driveway is understood not to be possible.

EPC – C

Total floor area – 82 Square meters / 882 square feet

Council Tax Band A - £1457pa

With a light refurbishment, you could achieve £1,000 plus pcm.

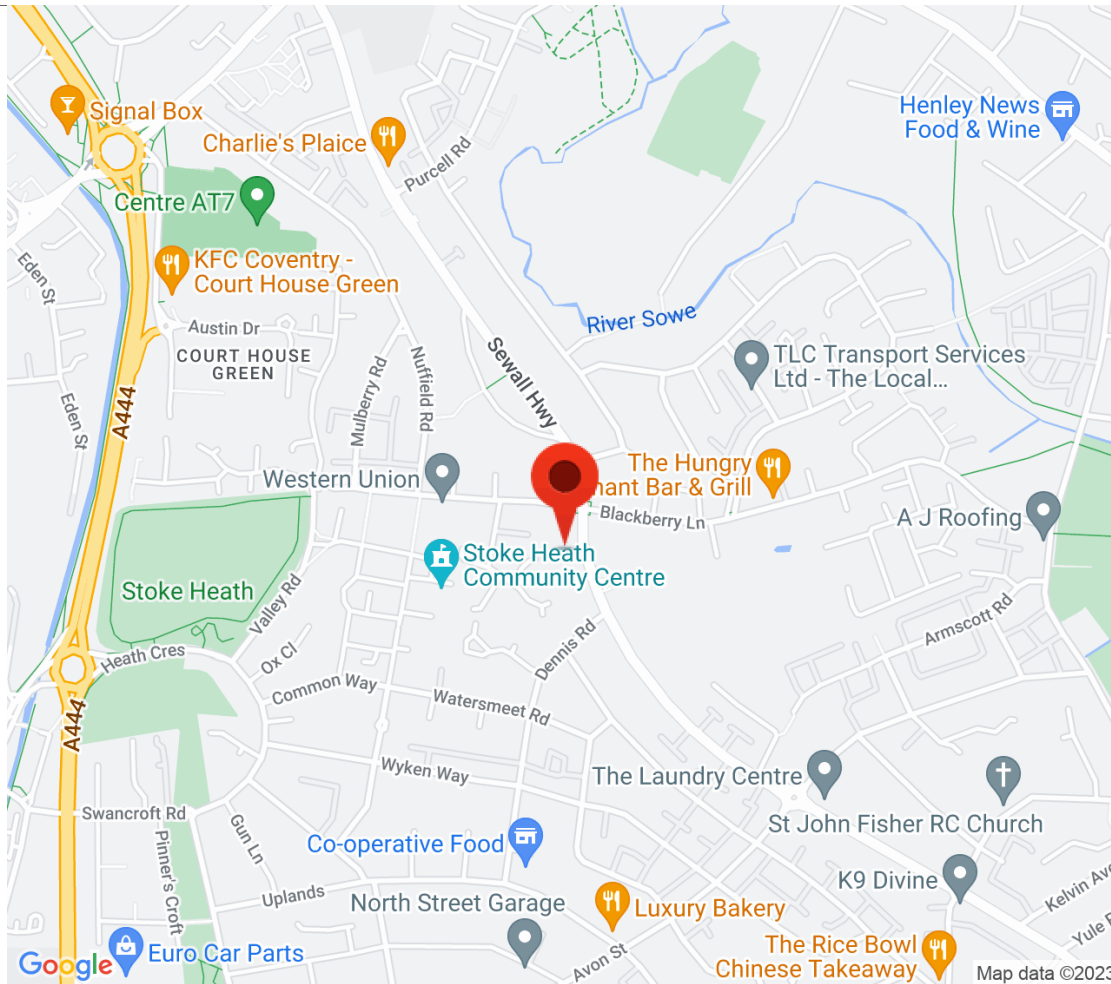
No onwards chain.


Measurements in feet:

kitchen - L/17.3ft W/8.9ft Living room/ dining - L/22ft W/9.9ft

bathroom - L/8.8ft W/5.5ft Bed 1 front - L/ 9.9ft W.13.26ft

bed 2 rear - L/9.9ft W//8.5ft Bed 3 front – L/13.1ft W/ 5.5ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Sewall Highway Wyken, CV2

