



Forknell Avenue, Wyken, Coventry CV2 3EN

Guide Price £185,000



## Forknell Avenue

Wyken, Coventry CV2 3EN

A very bright and airy home in a great location, very close to the shops on Sewall Highway and with easy access to both the city centre as well as the motorway network (M6, M69). Lovely decor throughout, to appeal to first time buyers or investors.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

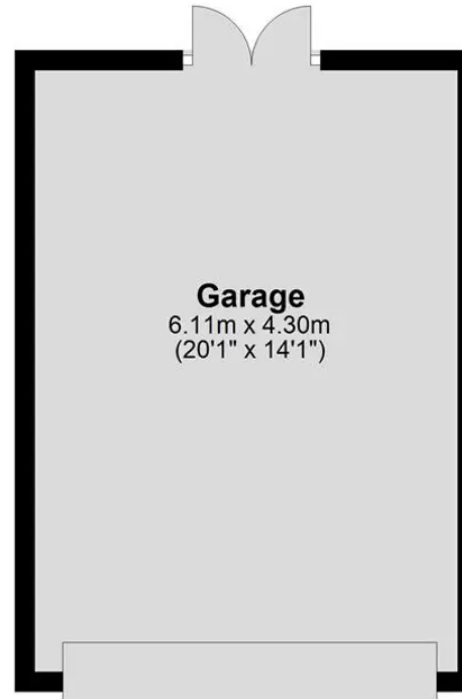
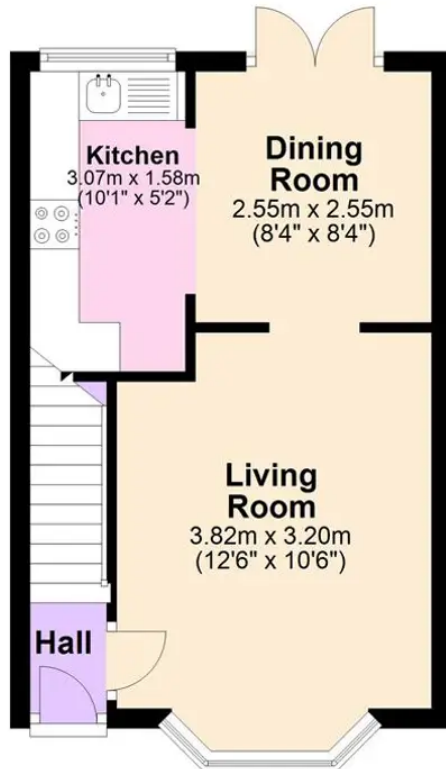
- Two bedroom home
- Semi-open plan layout downstairs
- Kitchen with fitted dishwasher and space for more appliances
- Two good sized bedrooms and upstairs bathroom
- Huge garage to the rear of the back garden
- Bright and airy, with lovely decor throughout





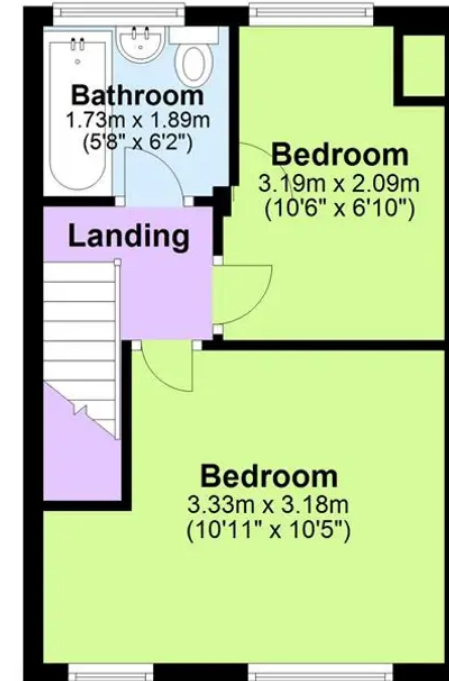
## Ground Floor

Approx. 53.3 sq. metres (574.2 sq. feet)



## First Floor

Approx. 27.1 sq. metres (291.2 sq. feet)



Total area: approx. 80.4 sq. metres (865.4 sq. feet)

This floor plan is for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement.

Plan produced using PlanUp.

# Coopers Estate Agents

Coopers, 22 New Union Street - CV1 2HN

024 7655 2841 • sales@coopersestateagents.com • www.coopersestateagents.com/

Coopers Chartered Surveyors Ltd, 22 New Union Street, Coventry, West Midlands

CV1 2HN, 024 7655 2841, sales@coopers-cov.com. Company Registration

Number: 6725089 / VAT number: 940 3555 34