



ROBIN JONES
ESTATE AGENTS

46 Sullivan Road, Wyken, Coventry, West Midlands. CV6 7JR

This well presented single stone banded terraced property is realistically priced for an early sale and must be viewed internally to be fully appreciated. Situated on a pleasant residential road the property represents well planned first time buy or family accommodation and has gas central heating and uPVC double glazing. Incorporating porch entrance, hall, bay windowed lounge, full width breakfast kitchen, three bedrooms and fully tiled bathroom with shower. There is a block paved forecourt, good sized fully fenced rear garden with rear car access with space for a garage subject to necessary planning permission. The property is well served by local shops, schools and bus services.



£189,950 Freehold

PROPERTY DESCRIPTION

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FEATURES

- Single stone bayed terraced property
- Well maintained first time buy or family accommodation
- Gas central heating and double glazing
- Bay windowed lounge and full width breakfast kitchen
- Three bedrooms, one with built in wardrobes
- Fully tiled bathroom with shower
- Block paved foregarden, rear car access and fully fenced rear garden
- Viewing highly recommended to avoid disappointment



ROOM DESCRIPTIONS

Porch Entrance

Leading to:

Entrance Hall

1.67m x 3.89m (5' 6" x 12' 9")

Bay Windowed Lounge

3.09m x 4.97m (10' 2" x 16' 4")

Full Width Breakfast Kitchen

4.91m x 2.35m (16' 1" x 7' 9")

Incorporating slot in 5 ring gas cooker with extractor hood over, integrated dishwasher and door leading out to the rear garden.

First Floor Landing

With access to loft space.

Bedroom One

2.81m x 3.40m (9' 3" x 11' 2")

Bedroom Two

3.21m x 3.34m (10' 6" x 10' 11")

With full length built in wardrobes and wall mounted Maine combi gas fired central heating boiler.

Bedroom Three

2.01m x 2.16m (6' 7" x 7' 1")

Fully Tiled Bathroom

1.63m x 1.61m (5' 4" x 5' 3")

Outside

There is rear car access with double gates, space for a car and space for the erection of a garage subject to necessary planning permission, block paved foregarden, fully fenced rear garden with decked terrace and timber garden shed.

Agents Note

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FLOORPLAN

GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.

1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 817 sq.ft. (75.9 sq.m.) approx.
This floor plan is not to scale and is for guidance purposes only
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