

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

This well presented single stone bayed 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 foregarden, 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.



PROPERTY DESCRIPTION

This well presented single stone bayed 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 foregarden, 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.

FEATURES

- Single stone bayed terraced property
- Well maintained first time buy or family accommodation
- Ga 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.

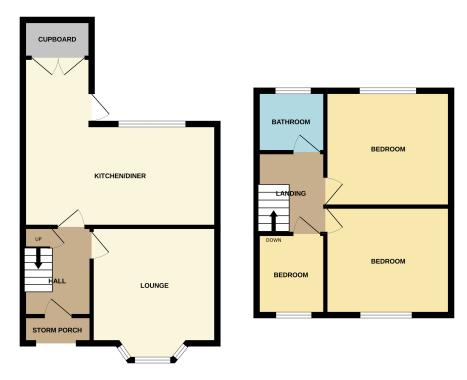
Agents Note

Robin Jones, for themselves and the vendors of this property, whose Agents they are, give notice that these particulars are intended to give a fair and substantially correct overall description for the guidance of intended purchasers and do not constitute any part of an offer or contract. Prospective purchasers and lessees should obtain their own professional advice. All dimensions, descriptions, areas, reference to condition and necessary permissions for use and occupation and any other details are given in good faith and are believed to be correct but any intended purchaser should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to correctness. No person in the employment of Robin Jones has any authority to give or make representation or warranty whatsoever in respect of this property or enter into any contract on behalf of Robin Jones or the vendor. No responsibility can be accepted for any expense incurred by intended purchasers in inspecting properties that have been sold, let or withdrawn. ΑII measurements approximations. We endeavour to make our particulars as helpful as possible, however if there is any matter which is of particular importance to you, please contact our office and we will be pleased to see if we can obtain information for you. Robin Jones will require identification documentation and evidence of private address before entering into any transaction under current Money Laundering Regulations. The floor plan is for reference purposes only and should not be relied upon as a Statement of Fact.

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
Made with Metropix ©2023