

Barrow & Cook Estate Agents

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Wyken Grove, £204,950

Barrow and Cook welcome to the market this 3 Bedroom Semi Detached located in the popular Island Brow area. Close to many schools, shops, parks and bus route into the town centre. Accommodation comprising:- Ground Floor - Porch, Reception Room with Diner (through lounge), Kitchen, Conservatory and WC. First Floor - Three Bedrooms and Shower Room. Outside - Front and Rear Garden with off road parking and garage.

NO UPWARD CHAIN

- 3 BEDROOM SEMI DETACHED
- NO UPWARD CHAIN
- EXTENSION TO THE REAR
- ALARMED
- NEW WORCESTER COMBI BOILER
- ELECTRIC DOOR TO GARAGE
- CAVITY WALL
- BOARDING TO LOFT
- OFF ROAD PARKING
- GARAGE

GROUND FLOOR

PORCH



1.96m x 0.82m (6' 5" x 2' 8") Entrance by PVC door into the porch with laminate flooring and wall light.

RECEPTION ROOM/DINER



3.21m x 7.15m (10' 6" x 23' 5") Through lounge, gas fire with surround, radiator and double glazed window. Laminate flooring, coving and dado rail.

KITCHEN



5.36m x 2.88m (17' 7" x 9' 5") Wall and base units with stainless steel sink. Integrated oven and hob. Tiled walls and floor, spot light ceiling.

GROUND FLOOR WC



0.88m x 1.28m (2' 11" x 4' 2") WC and sink.

CONSERVATORY



2.17m x 4.29m (7' 1" x 14' 1") Tiled floor, ceiling fan and light. Door leading to the rear garden.



Important Information: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

FIRST FLOOR

BEDROOM ONE



3.48m x 3.22m (11' 5" x 10' 7") Positioned at the front of the property with fitted wardrobes and cupboards, double glazed window, radiator and storage cupboard.

BEDROOM TWO



3.27m x 3.28m (10' 9" x 10' 9") Double glazed window and radiator.

BEDROOM THREE



2.40m x 2.33m (7' 10" x 7' 8") Laminate flooring, radiator and double glazed window.

SHOWER ROOM



2.36m x 2.53m (7' 9" x 8' 4") Cubicle shower, vanity unit with WC and sink. Double glazed window and radiator. Tiled walls, spot light ceiling and vinyl flooring.

OUTSIDE

FRONT AND REAR GARDENS



To the front - off road parking and garage, low maintenance artificial grass with border. To the rear - Patio area with shrub border. Artificial grass, outside water tap and electrical socket.

'Making an offer'

Should you be interested in making an offer on this or indeed any other property being marketed by Barrow and Cook, you should first contact our office before contacting the Building Society, Bank or Solicitor to avoid delays which may result in the property being sold to someone else and Survey and Legal Fees being unnecessarily incurred.

PLEASE REMEMBER YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER LOAN SECURED UPON IT.

Our office hours are as follows:
Monday to Friday 9.00am to 5.00pm
Saturday 10.30am to 1.30pm

'Disclaimer'

No appliances/fixtures or fittings have been tested by the Agent. All measurements are approximate and have been recorded using a laser tape, which is regularly checked against a known distance. All measurements are taken at the widest points including bays and also into alcoves and not to any chimney breast.

'Money laundering regulations'

Intending purchasers will be asked to produce identification documentation at a later stage, (driving license, passport) although we may ask for further I.D. and we would ask for your co-operation in order that there is no delay in agreeing a sale.

If you have other questions about this property, please telephone 01744 23271