



## 26 Wyken Avenue, Wyken, Coventry, West Midlands. CV2 3BW

This deceptively spacious single bayed three bedroomed terraced property must be viewed internally to fully appreciate the wealth of space representing ideal family accommodation. The property has gas fires to the ground and night storage heaters to the first floor and has uPVC double glazed windows and has been well cared for by the family. The property incorporates porch entrance, entrance hall, lounge, dining/sitting room, kitchen and full width conservatory/utility incorporating WC. There are three well proportioned bedrooms and fully tiled wet room. There is rear car access to a detached garage, brick block paved front garden and good sized lawned rear gardens. The property is well served by local shops, schools and bus services as well as being within easy access of the city centre.



Offers in Excess of £210,000 Freehold

## PROPERTY DESCRIPTION

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## FEATURES

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- Deceptively spacious terraced house
- Popular residential location
- Ideal family accommodation
- Bay windowed lounge and dining/sitting room
- Kitchen and full width conservatory/utility with WC
- Three well proportioned bedrooms
- Fully tiled wet room
- Rear detached garage
- Rear access to detached garage
- Front and rear gardens



## ROOM DESCRIPTIONS

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### Enclosed Porch Entrance

With feature double glazed entrance door leading to:

### Entrance Hall

1.84m x 4.0m (6' 0" x 13' 1")

With staircase to the first floor.

### Bay Windowed Lounge

3.55m x 4.20m (11' 8" x 13' 9")

### Dining/Sitting Room

2.44m x 3.63m (8' 0" x 11' 11")

### Kitchen

1.99m x 2.70m (6' 6" x 8' 10")

With patterned glazed door leading to:

### Full Width Conservatory/Utility

4.10m x 2.06m (13' 5" x 6' 9")

With space for washing machine, tumble dryer and fridge freezer, brick built store cupboard and adjoining WC and patterned glazed door leading out to the rear garden.

### First Floor Landing

2.0m x 2.66m (6' 7" x 8' 9")

### Bedroom One

2.99m x 3.86m (9' 10" x 12' 8")

With night storage heater.

### Bedroom Two

3.47m x 3.64m (11' 5" x 11' 11")

With night storage heater.

### Bedroom Three

2.44m x 2.89m (8' 0" x 9' 6")

With night storage heater.

### Fully Tiled Wet Room

1.89m x 1.98m (6' 2" x 6' 6")

With Shower unit, pedestal wash hand basin and low level WC.

### Outside

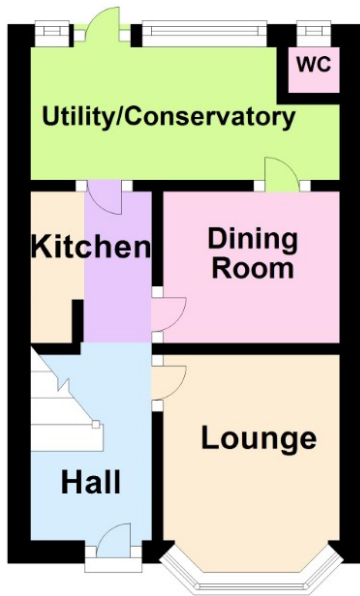
There is rear access to a detached garage, open plan paved foregarden with ramps suitable for disabled access through to the entrance door, fully fenced rear garden, concrete terrace laid to lawn with pathway, aluminium greenhouse, timber garden shed and gate giving rear pedestrian access

### IMPORTANT AGENT'S NOTE

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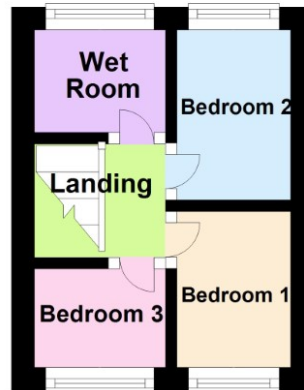
### Ground Floor

Approx. 11.8 sq. metres (127.3 sq. feet)




### First Floor

Approx. 5.4 sq. metres (58.5 sq. feet)



Total area: approx. 17.3 sq. metres (185.9 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		88
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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