# Sewall Highway, Wyken, Coventry

3 Bedroom House - Terraced

**£215,000**

FOR SALE

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LETTINGS AND SALES

*NO ONWARD CHAIN!* A well presented three bedroom family home with double glazing and gas central heating throughout which is located close to UHCW and is well situated for transport links and school catchments. Briefly comprises of of a through lounge/diner with feature fireplace. Modern fitted kitchen with a range of wall and base units with integrated gas hob and electric oven. To the first floor are two double bedroom both with built in storage and a further single bedroom, the tiled bathroom features a white suite with bath/electric shower, W/C and hand wash basin. Externally the property benefits from a low maintenance front garden and a garden with patio and garage to rear with secure entry vehicular access.

### Lounge/Diner
**7.49m x 3.09m (24'7" x 10'2")**
Double glazed bay window to front and patio door to rear. Through lounge diner with feature fireplace and laminate flooring.

### Kitchen
**5.20m x 1.99m (17'1" x 6'6")**
Double glazed windows to rear, modern fitted kitchen with a range of wall and base units to include integrated gas hob and electric oven.

### Bedroom 1
**3.91m x 2.88m (12'10" x 9'5")**
Double glazed bay window to front, large double room with carpet and built in storage

### Bedroom 2
**3.40m x 2.88m (11'2" x 9'5")**
Double glazed window to rear, double room with carpet and built in wardrobes.

### Bedroom 3
**2.25m x 1.90m (7'5" x 6'3")**
Double glazed window to front, single room with carpet.

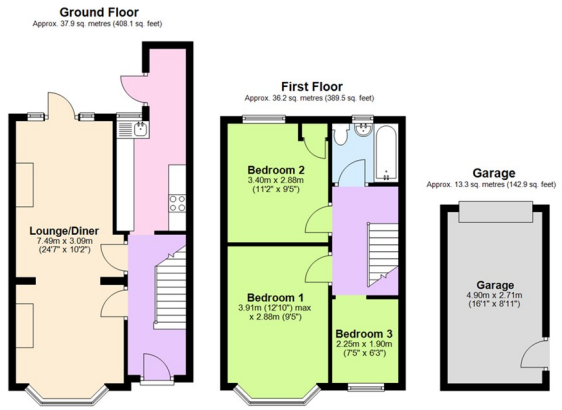
### Bathroom
**1.77m x 1.69 (5'9" x 5'6")**
Double glazed window to rear with privacy glass, fully tiled white suite to include bath and shower over, W/C and hand wash basin

### Garage
**2.71m x 4.90m (8'10" x 16'0" )**
Garage to rear with up and over door with rear gated vehicular access.

### Tenure - Freehold
The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

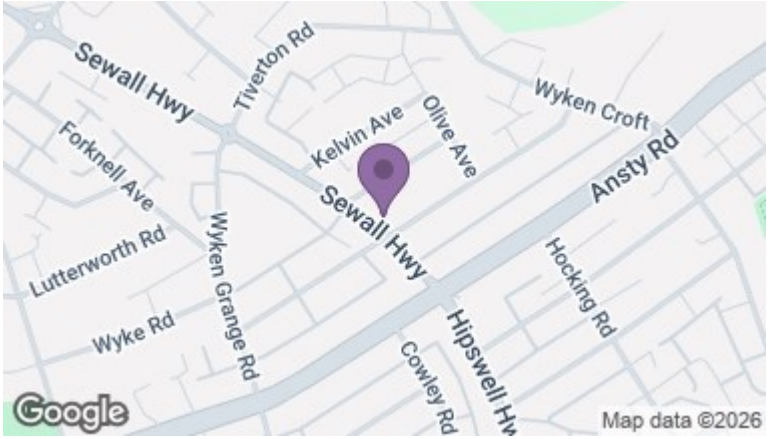
### Viewings
Viewings are strictly by appointment only via Archer Bassett.

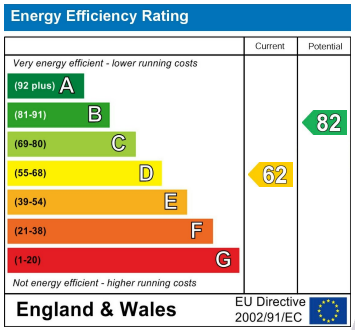
### Agent Notes
1. Anti-Money Laundering (AML) Regulations – All named purchasers and anyone gifting funds will be asked to produce identification documentation before proceeding to instruction of solicitors and we would ask for your co-operation in order to proceed to agreeing the sale as soon as possible.
2. Source of Funds - All named purchasers and anyone gifting funds will be asked to produce evidence of the source of their funds before proceeding to instruction of solicitors.
3. These particulars do not constitute part or all of an offer or contract.
4. Any measurements indicated are intended for guidance only and as such must not be relied upon and any interested parties are advised to confirm any measurements before committing to any offer.
5. Archer Bassett has not tested any equipment, appliances, fixtures, fittings or services.




Total area: approx. 87.4 sq. metres (940.6 sq. feet)

This plan is for illustrative and guidance purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this floor plan all measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken by the Agent for any errors, omissions or misrepresentation.
Plan produced using PlanUp.

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**Important Notice**

These particulars are intended only as a guide to prospective purchasers and do not constitute part of an offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, no representation or warranty is made as to its accuracy and interested parties should satisfy themselves by inspection or otherwise as to the correctness of each statement.

All measurements, floor areas, dimensions, distances and other details are approximate and should not be relied upon. Photographs, floor plans and maps are provided for illustrative purposes only and may not accurately represent the current condition, layout or boundaries of the property.

Archer Bassett has not tested any services, systems, appliances, equipment or facilities and therefore cannot verify that they are in working order or fit for purpose. References to planning permissions, building regulations, tenure, council tax, service charges, ground rent or any other matters should be independently verified by a purchaser's solicitor or other professional adviser. Prospective purchasers are advised to undertake their own due diligence and seek independent professional advice before entering into any legal commitment. Neither the vendor nor the agent accepts responsibility for any loss arising from reliance on the information contained within these particulars.

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