



HR ESTATE AGENTS

4 Bedrooms

House - Terraced

£325,000

Located in

Wyken





9 Shortwood Place

Wyken | CV2 3QS



Emma Sheridan is delighted to offer this stunning, brand new property for sale. Welcome to Sycamore Place, a private, gated community nestled in the heart of Wyken, offering both tranquility and everyday convenience. This exclusive development of just 12 executive homes presents the perfect blend of luxury and practical living. Spanning over 1,300 sqft over three meticulously designed floors, this home provides modern comfort, style, and thoughtful features throughout.

The entrance hallway greets you, continue through to be welcomed by a warm and cosy lounge, ideal for quiet evenings or entertaining guests. The true heart of this home, however, is the impressive family entertaining kitchen - a showpiece of both style and function. Designed with modern family living in mind, this spacious kitchen is finished with sleek high-gloss units and a full suite of integrated appliances, including a full size fridge and full freezer, dishwasher, and premium cooking facilities. The kitchen is thoughtfully laid out to accommodate a family snug making it the perfect place for family meals and special occasions.

The patio doors from the kitchen open out to a private rear garden, effortlessly blending indoor and outdoor living. These doors along with the roof windows flood the space with natural light, making the kitchen a bright, airy hub for the family, especially during the warmer months when the outdoor area becomes an extension of your living space.

A separate utility room provides practicality with extra storage and laundry facilities, keeping household chores out of sight. The ground floor also features a downstairs WC.

9 Shortwood Place

£325,000 Freehold



- Stunning & Spacious Throughout
- Tucked Away off The Ansty Road in Private, Gated Development of Just 12 Houses
- Utility & Downstairs WC
- Private Off Road Parking & Electric Charging Point
- No Chain, Brand New with New Build Warranty
- Stunning Kitchen / Family Room
- Four Beds / Two Bathrooms Over Three Floors
- EPC Rating B & Council Tax Band D

SHORTWOOD PLACE
Approximate Gross Internal Area
1304 sq ft / 121.10 sq m



Although every attempt has been made to ensure accuracy,
all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement.
This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Council Tax Band

Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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

Number Three Siskin Drive
Coventry
CV3 4FJ


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