


PROMINENCE
ESTATES



RESIDENTIAL
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA

HIPSWELL HIGHWAY,
WYKEN, COVENTRY, CV2 5FG

GUIDE PRICE
£360,000

HIPSWELL HIGHWAY




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Located in the desirable area of Wyken, this four-bedroom detached property offers spacious living accommodations ideal for families. The home features two reception rooms, providing ample space for relaxation and entertainment. With two bathrooms, morning routines become effortless. The property also boasts a convenient driveway and an integral garage, ensuring secure parking and additional storage space.

Residents will find a variety of local shops and services within easy reach. The nearby shopping parade offers conveniences such as a fish and chip shop, newsagents, hairdressers, chemist, off-licence and food outlets.

This property combines comfortable living spaces with convenient access to essential amenities, transport links and schools, making it an ideal choice for families seeking a well-connected community in Coventry.

Front Reception Room 16'6" x 11'0"

Back Reception Room 24'7" x 17'1"

Kitchen 15'1" x 18'2"

Shower Room 5'6" x 7'0"

Garage 17'5" x 10'11"

Master Bedroom 14'5" x 10'1"

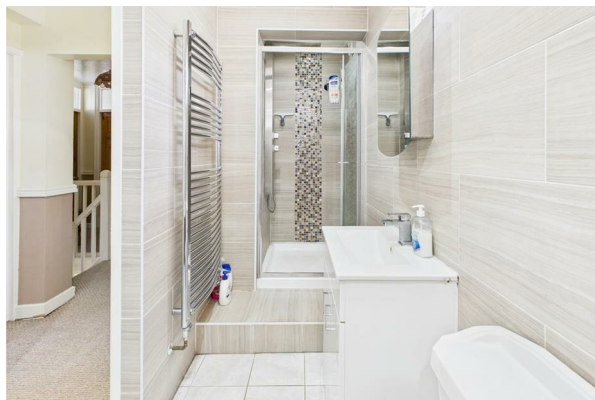
Bedroom Two 13'3" x 10'9"

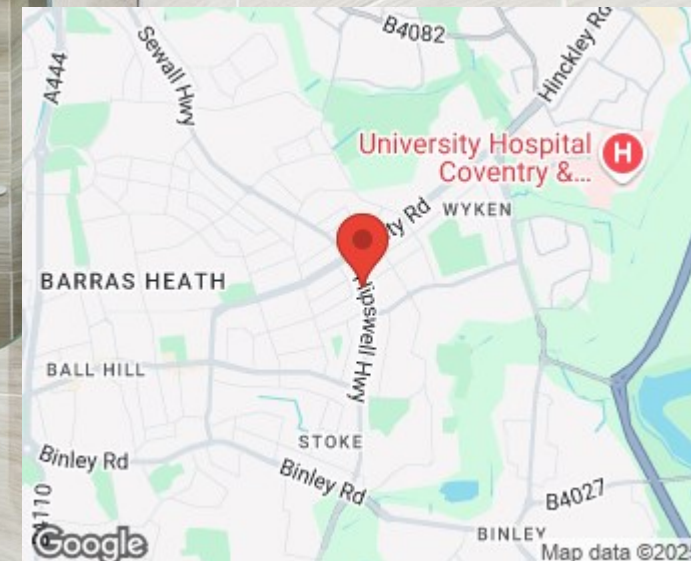
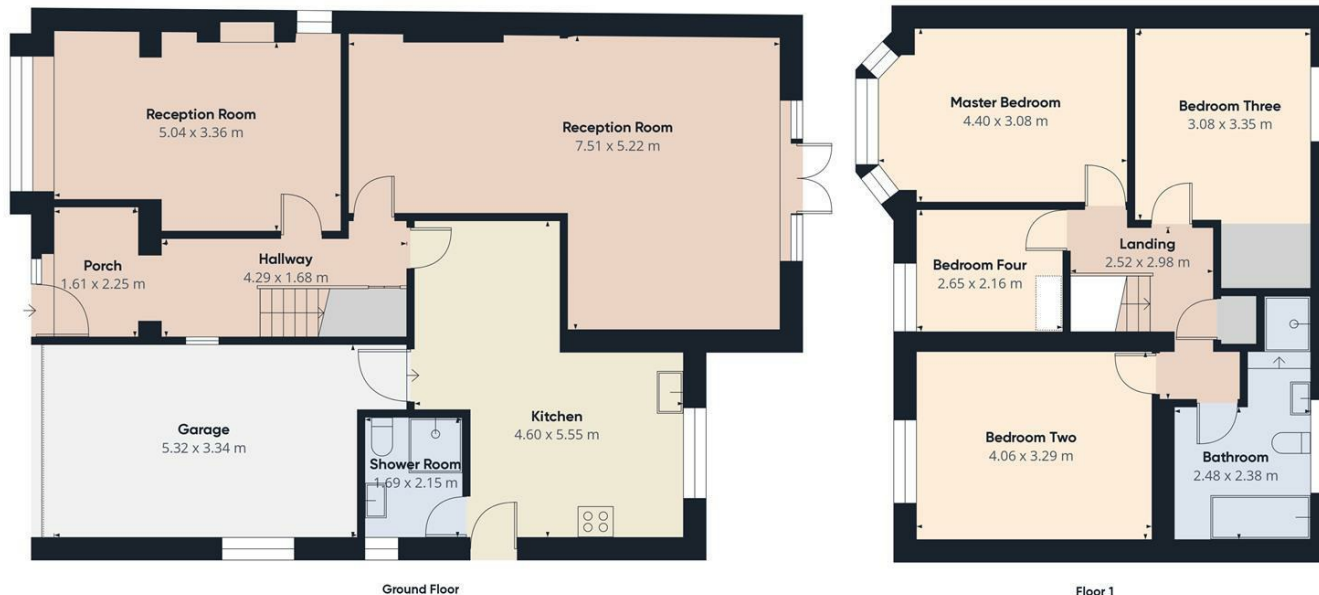
Bedroom Three 10'1" x 10'11"

Bedroom Four 8'8" x 7'1"

Bathroom 8'1" x 7'9"







Energy Efficiency Rating

| | Current | Potential |
|--|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 69 | 71 |
| (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 | | |

Prominence Estates
5 Queen Isabels Avenue,
Cheylesmore,
Coventry,
CV3 5GE

02476 309 826
sales@prominenceestates.com
www.prominenceestates.com


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