



GINGER COW
ESTATE AGENTS

01234 860215

Hummingbird Way, Wixams

£275,000

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Detached 2 Bedroom Coach House – Freehold – Wixams

Nestled in a quiet cul-de-sac in the desirable Wixams development, this rarely available detached two-bedroom coach house offers an excellent opportunity for buyers seeking privacy, space, and convenience with no service charges.

This freehold property boasts generous accommodation throughout, featuring two well-proportioned double bedrooms, a spacious lounge/diner ideal for relaxing or entertaining, and a separate fully fitted kitchen.

Externally, the property benefits from gated carport parking, which can also be utilised as a useful storage area, plus an additional allocated parking space. A small stretch of private garden further enhances the appeal, offering a pleasant outdoor spot for enjoying the warmer months.

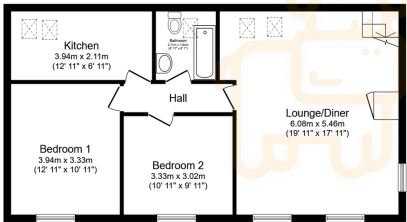


Floor Area: 790 sq. ft.

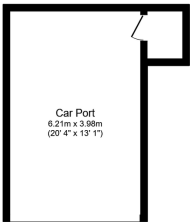
Tenure: Freehold

Service Charge: £0 per annum

Ground Rent: £0 per annum



Floor Plan
Floor area 73.3 sq.m. (790 sq.ft.)



Outbuilding
Floor area 1.6 sq.m. (17 sq.ft.)



Total floor area: 74.9 sq.m. (806 sq.ft.)
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor area (including any total floor area), openings and orientations are approximate. No details are guaranteed; they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co