

## Floor Plan



TOTAL FLOOR AREA: 821 sq.ft. (76.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 12024

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive	
		2002/91/EC	

### DISCLAIMER

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers. Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

### Viewing

Strictly by arrangement through Shortland Horne. Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

### Purchase Procedure

It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

### Money Laundering

We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### Appliances

We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

### Referrals

If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.



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**call:** 02476 442 288  
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**Hipswell Highway**  
**Wyken CV2 5FH**



**£230,000**

**Bedrooms 3  
Bathrooms 1**

Shortland Horne is delighted to offer for sale this light and airy, three-bedroom, double-bayed home on the popular Hipswell Highway in Wyke.

This property offers fantastic access to the University Hospital, just a few minutes' drive away, and benefits from proximity to sought-after schools, M6/69 motorway networks, and other local amenities.

Approaching the home, you'll immediately be impressed by its attractive curb appeal. The exterior boasts a classic double-bay design, with a well-maintained façade and a spacious front garden/driveway. The property is set back slightly from the road, providing a sense of privacy.

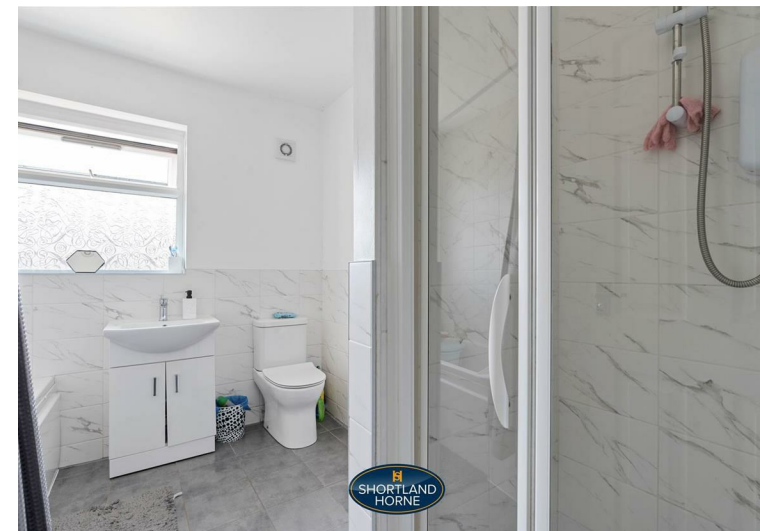
Refurbished a few years ago, the property comprises a porch, an entrance hallway, and a light and bright lounge/dining area with plenty of room for seating and enjoying feasts around the dining table. The modern kitchen features easy-to-clean cabinets, a built-in oven, a hob extractor, and a metro-tiled splashback. Off the kitchen is a sunroom, ideal for taking off muddy shoes, drying laundry, or additional storage.

Upstairs, there are two light-filled double bedrooms with ample space for beds and furniture, and a sizable third bedroom that would work well as a study or nursery. The bathroom benefits from both a bathtub and a shower cubicle. Outside, the property boasts a private, west-facing rear garden with a patio area. To the front, there is a large garden with off-road parking for multiple vehicles.

The property is for sale with no upward chain, making it an excellent investment purchase or first-time buy with the potential to extend. Call us to arrange your viewing and secure this wonderful home.

**GOOD TO KNOW:**

- Tenure: Freehold
- Vendors Position: NO CHAIN
- Parking Arrangements: Driveway
- Garden Direction: West
- Council Tax Band: B
- EPC Rating: D
- Total Area: Approx. 821 Sq. Ft



**GROUND FLOOR**

- Hallway
- Lounge/Dining Room 20'3 x 10'3
- Kitchen 12'3 x 7'7
- Sun Room 9'2 x 7'10

**FIRST FLOOR**

- Landing
- Bedroom 1 10'5 x 8'11

- Bedroom 2 10'4 x 10'
- Bedroom 3 7'8 x 6'8
- Bathroom
- OUTSIDE**
- Rear Garden
- Driveway