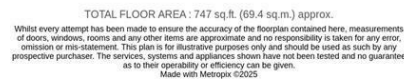



GROUND FLOOR  
427 sq.ft. (39.6 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>			78
		57	
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.

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

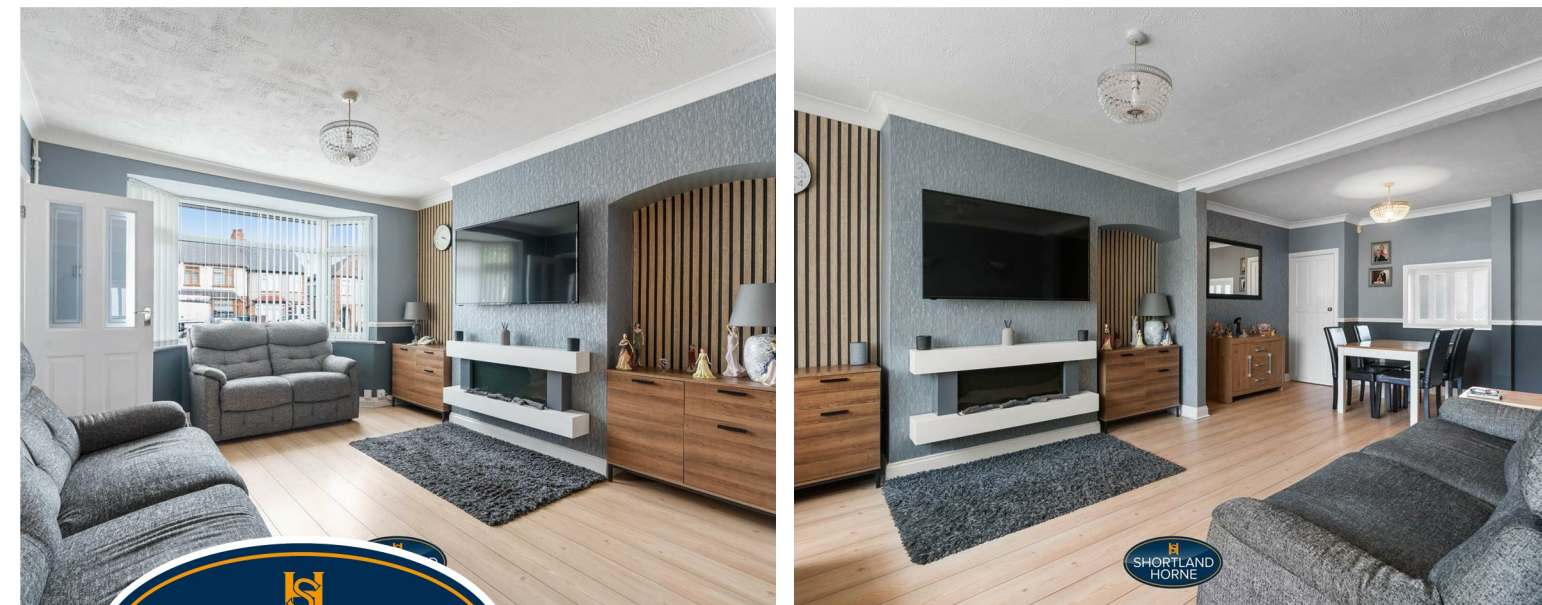
It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Home property to confirm current availability.

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.

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.

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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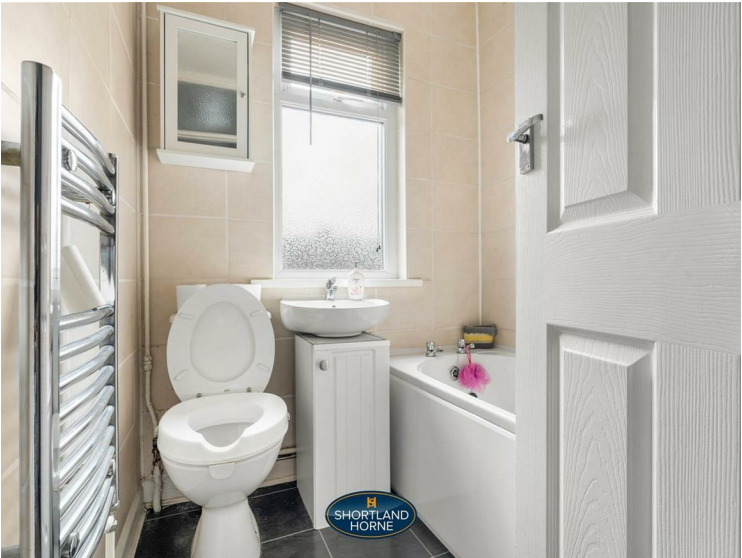
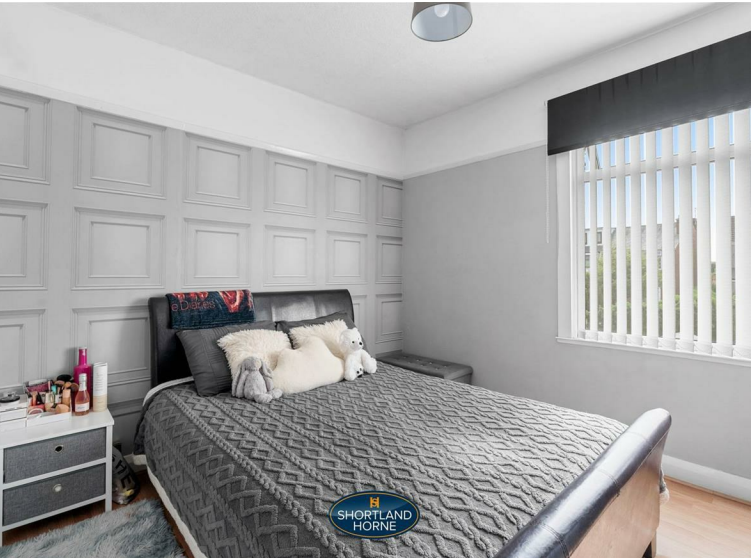
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# Hipswell Highway

## Wyken CV2 5FG





£240,000 Offers Over

Bedrooms 3  
Bathrooms 1

Set proudly along the lively, well-connected Hipswell Highway in Wyken, this extended end-of-terrace home offers a superb balance of space, practicality, and location — perfectly suited to first-time buyers eager to put down roots, growing families seeking room to flourish, or busy professionals wanting a convenient base.

Step through the front door and you're welcomed by a surprisingly spacious, light-filled 22ft lounge/dining room — a true heart of the home. There's plenty of room here for large, plush sofas to sink into after a long day, a family-sized dining table for shared meals and lively conversation, and still space left for additional furniture or children's play corners. The sleek acoustic panelled walls and the warmth of the modern gas fire add both character and cosiness, while the bay window draws in the afternoon light, casting a golden glow across the smart, low-maintenance laminate flooring.

The adjoining kitchen is a practical, well-planned space, fitted with crisp white shaker-style units that offer generous storage and clean, tiled walls and floors that are both stylish and easy to care for. There's ample space for all the key appliances — washing machine, tumble dryer, cooker — ensuring the rhythm of daily life runs smoothly, whether you're packing school lunches or rustling up a late-night snack.

Upstairs, two spacious double bedrooms offer restful retreats, each with room for wardrobes and personal touches, while the third single bedroom makes an ideal nursery, child's room, or home office, depending on your needs. The fully tiled bathroom features a gleaming white three-piece suite — perfect for a quick morning shower or a long evening soak to unwind.

Venture outside, and the south-west facing rear garden offers a sunny, private escape. The patio area invites you to enjoy your morning coffee or an evening glass of wine, while the small, well-kept lawn offers a safe space for children or pets to play. Tall, quality fencing and solid brickwork provide both privacy and a sense of security, and convenient gated side access leads you to the front of the home, where the private driveway provides off-road parking — a particularly valuable feature on this busy main road.

With its unbeatable location within walking distance of the hospital, local shops, doctors' surgery, and sought-after schools, plus quick access to M6 Junction 2 for easy commuting, this clean, well-maintained home is ready to move straight into — offering not just a place to live, but a warm, welcoming space to truly thrive.

GOOD TO KNOW:  
Tenure: Freehold  
Vendors Position: Looking for a property to buy  
Parking: Driveway  
Garden Direction: South-West  
Council Tax Band: A  
EPC Rating: D  
Approx. Total Area: 747 Sq. Ft



GROUND FLOOR		Bathroom		
Lounge/Dining Room	22'3 x 12'9		OUTSIDE	
Kitchen	14'10 x 7'3			Rear Garden
FIRST FLOOR				
Landing				
Bedroom 1	11'10 x 9'5			
Bedroom 2	10' x 9'11			
Bedroom 3	8'10 x 6'0			