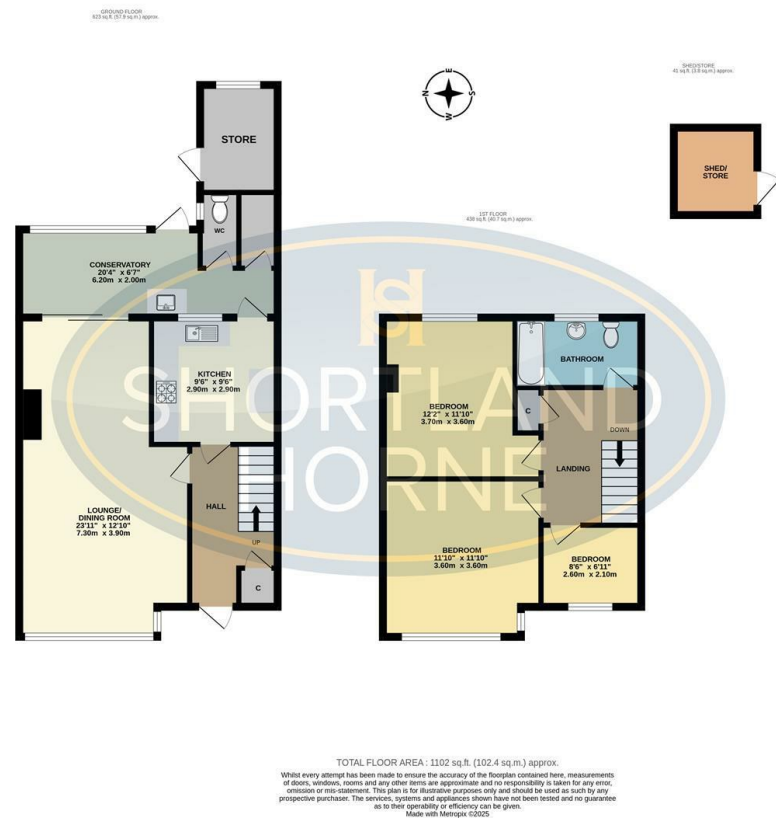
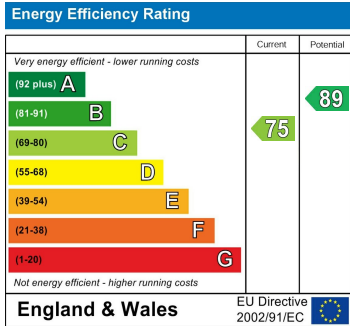


Floor Plan



EPC



**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.



**Shortland Horne Walsgrave Branch**  
306 Walsgrave Road, Walsgrave, Coventry CV2 4BL

**Other branches:**  
Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET  
10 Euston Place, Leamington Spa CV32 4LJ

**call:** 02476 442 288  
**email:** sales@shortland-horne.co.uk  
**visit:** shortland-horne.co.uk

**follow us**  



**follow us**  

**Hipswell Highway**  
**CV2 5FQ**



£240,000

Bedrooms 3  
Bathrooms 1

Located along Hipswell Highway in popular Wyken, Coventry, this very well presented mid-terraced family home offers a delightful blend of comfort and convenience and is offered for sale with NO CHAIN.

Built in the 1950's, the property spans an impressive 1102 square feet and is thoughtfully designed to cater to modern family living.

Upon entering, you are greeted by a welcoming hallway that leads to a spacious lounge / dining room, perfect for both relaxation and entertaining. The well-appointed kitchen provides ample space for culinary pursuits, while the adjoining conservatory invites natural light and offers a serene spot to unwind. A convenient W.C. completes the ground floor layout, enhancing the practicality of the home.

The first floor boasts three well-proportioned bedrooms, providing ample space for family members or guests. The family bathroom is easily accessible and well-equipped, ensuring comfort for all.

Outside, the property features a lawned front garden and an easily maintained landscaped rear garden, ideal for outdoor activities or simply enjoying the fresh air. Additionally, off-road parking at the rear for two vehicles adds to the convenience of this lovely home.

Situated close to Caludon Castle and Ravensdale Schools plus UHCW, this property is perfect for families and health professionals alike. With its excellent presentation and prime location, this terraced house is a wonderful opportunity for those looking to settle in a vibrant community. Don't miss the chance to make this delightful home your own.

GOOD TO KNOW:

Tenure: Freehold

Vendors Position: No chain

Parking Arrangements: Off road parking for 2 vehicles

Garden Direction: East

Council Tax Band: B

EPC Rating: C

Total Area: Approx. 1102 Sq. Ft



GROUND FLOOR		FIRST FLOOR	
Hallway		Landing	
Lounge / Dining Room	23'11" x 12'9"	Bedroom 1	12'1" x 11'9"
Kitchen	9'6" x 9'6"	Bedroom 2	11'9" x 11'9"
Conservatory	20'4" x 6'6"	Bedroom 3	8'6" x 6'10"
W.C.		Bathroom	
Store		OUTSIDE	
		Shed / Store	