



4 Bedroom House - Detached
located on Hipswell Highway,
Coventry
Offers Over £365,000

UP Estates



4



2



2



D

EXTENDED FOUR BEDROOM DETACHED HOME | TWO BATHROOMS | LARGE DRIVEWAY | POPULAR WYKEN LOCATION

Situated in the sought after area of Wyken, this spacious and extended four bedroom detached home offers versatile family accommodation in a convenient location. Close to a range of local amenities, well regarded schools and excellent transport links, the property also provides easy access to University Hospital Coventry & Warwickshire, the M6 and Coventry City Centre.

The accommodation begins with a welcoming entrance hall leading to a front reception room, ideal as a sitting room, playroom or home office. To the rear is a spacious living room with impressive high ceilings and skylights, creating a bright and airy family space. The well proportioned kitchen offers ample cupboard and worktop space, while a downstairs wet room and internal access to the integral garage, currently used as a utility space, complete the ground floor.

Upstairs, the property offers three spacious double bedrooms, a well proportioned single bedroom and a generous family bath and shower room.

Externally, the low maintenance rear garden is well maintained and provides an excellent space for outdoor dining and entertaining. To the front, a large driveway offers off road parking for three vehicles and access to the integral garage.

This fantastic family home combines generous living space with an excellent location, making it a superb opportunity for growing families.

Offers Over £365,000

- EXTENDED FOUR BEDROOM DETACHED HOME
- THREE DOUBLE BEDROOMS & ONE SINGLE BEDROOM
- SPACIOUS LIVING ROOM WITH HIGH CEILINGS & SKYLIGHTS
- TWO RECEPTION ROOMS
- TWO BATHROOMS
- INTEGRAL GARAGE CURRENTLY USED AS A UTILITY SPACE
- LOW MAINTENANCE REAR GARDEN
- DRIVEWAY FOR THREE VEHICLES
- CLOSE TO UHCW, SCHOOLS & LOCAL AMENITI
- EXCELLENT TRANSPORT LINKS



IMPORTANT NOTE TO PURCHASERS

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.



While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested



by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.



All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.



Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Hipswell Highway, Coventry





Total Area: 172.0 m² ... 1851 ft²

All measurements are approximate and for display purposes only

CONTACT

Up Estates
6 Orchard Court
Binley Business Park
Coventry
Warwickshire
CV3 2TQ

E: enquiries@upestates.co.uk
T: 024 7771 0780

 **UP** Estates