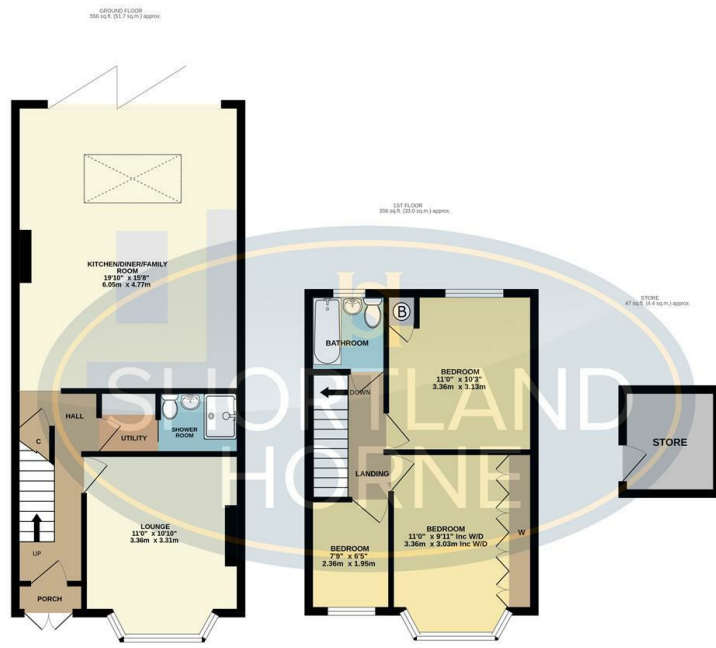


Floor Plan



TOTAL FLOOR AREA: 959 sq ft. (89.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 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 Metrepro 2.0.2015

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.



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

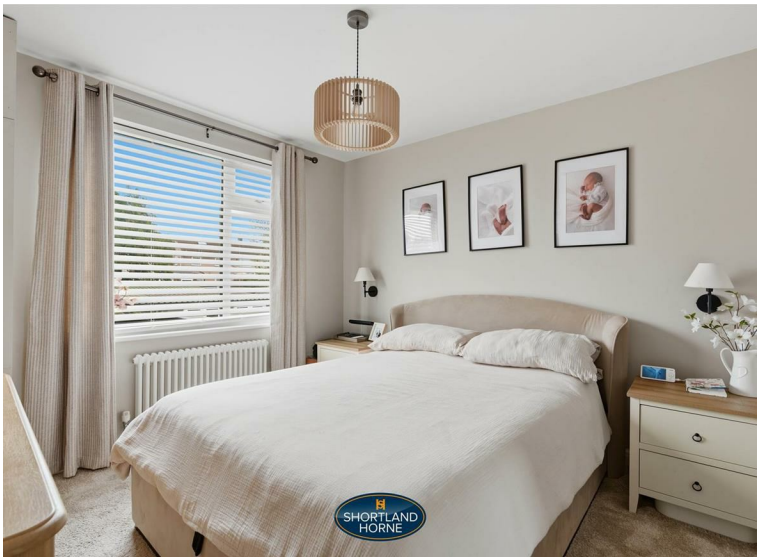
call: 02476 442 288
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Hipswell Highway
CV2 5FL



£300,000 Offers Over | Bedrooms 3 Bathrooms 1

There's a certain quiet confidence about this extended three bedroom end terrace on Hipswell Highway, the kind that doesn't need to be noticed. It simply opens the door, lets the light pour in, and invites you to imagine your life unfolding here with effortless style. From the very first step into the porch, there's a sense of calm order and thoughtful design, leading into a bright hallway where sleek LVT flooring sets a contemporary tone underfoot and light gently guides you further inside.

The lounge greets you like an old friend with a modern twist. Herringbone flooring adds texture and character, while the bay window draws in the daylight, creating a space that feels both cosy and quietly sophisticated. It is easy to picture slow Sunday mornings here, coffee in hand, sunlight dancing across the floor.

From the hallway, the home begins to reveal its thoughtful practicality. The utility room is neatly tucked away, offering that invaluable extra space to keep everyday essentials organised and out of sight. Just beyond, the downstairs shower room feels like a boutique hotel escape, with its walk in shower, elegant gold fixtures, and sleek tiling, a perfect blend of function and indulgence for busy mornings or unwinding at the end of the day.

Then, the home opens up into its true showpiece. The extended kitchen diner is a space designed not just for cooking, but for living. LVT flooring flows seamlessly through the space, complementing the clean, modern design while being as practical as it is stylish. The island naturally draws people in, whether it is for casual breakfasts, evening catch ups, or hosting friends. Gold accents glint softly under the glow of the roof lantern above, while full height bifold doors stretch across the rear, inviting the outside in. On warmer days, they fold away to create a seamless connection to the garden, letting light, air, and laughter move freely through the space. Underfloor heating adds that subtle everyday luxury, keeping the room warm and welcoming all year round. There is ample space for both dining and a relaxed seating area, making it as versatile as it is beautiful.

Upstairs, the sense of light and comfort continues. The principal bedroom offers a calm retreat, complete with a bay window and full length fitted wardrobes that make organisation feel effortless. The second bedroom is a generous double, ready to grow with you, while the third bedroom offers flexibility as a nursery, home office, or creative nook, enhanced by its stylish panelled walls. The family bathroom is fresh and timeless, with clean tiled walls and a crisp white suite with a shower over the bath.

Step outside and the garden reveals itself as a private sanctuary. Designed with clean lines and modern living in mind, it pairs an artificial lawn with a porcelain patio for a look that is both elegant and easy to maintain. Venetian fencing frames the space beautifully, while lush borders soften the edges with colour and texture. It is a garden that invites long summer evenings, quiet morning coffees, and everything in between.

With a driveway to the front and a location that places you within easy reach of the hospital, Wyken Croft, Caludon Castle, and Richard Lee, this home balances lifestyle and convenience with ease. Ready to move straight into and enjoy from day one, it feels less like a property and more like an invitation.



GROUND FLOOR

- Porch
- Hallway
- Lounge 11'0 x 10'10
- Utility room
- Shower room
- Kitchen/diner 19'10 x 15'8

FIRST FLOOR

- Bedroom 1 10'0 x 9'11

- Bedroom 2 11'0 x 10'3
- Bedroom 3 7'9 x 6'5
- Family Bathroom
- OUTSIDE
- Driveway
- Rear garden
- Store room