



 3
Bedrooms

 1
Bathroom





No Onward Chain | Brick-Built Garage | Halls Together Layout | Excellent Refurbishment Opportunity.

Suttons are delighted to present this three-bedroom mid-terraced family home, situated in the highly sought-after residential area of Wyken. Requiring modernisation throughout, the property offers fantastic scope for improvement and potential extension (subject to the necessary planning permissions). Competitively priced to reflect the work required, this is an opportunity not to be missed.

The location benefits from a wide range of local amenities, including convenient access to the Coventry bypass, University Hospital Coventry & Warwickshire, the Millpool public house, JLR Whitley, and Coventry city centre just a 15-minute drive away. There are excellent public transport links and a selection of primary and secondary schools all within walking distance.

In brief, the accommodation comprises an entrance hallway (halls together layout), a spacious through lounge/diner featuring a bay window, feature fireplace, and sliding patio doors opening onto the rear garden. The fitted kitchen provides ample cupboard space and room for appliances.

To the first floor, there are two generous double bedrooms, a single box room, and a part-tiled family bathroom with an electric shower over the bath.

Externally, the property boasts a substantial driveway to the front, offering off-road parking for multiple vehicles. The west-facing rear garden is partly decked and predominantly laid to lawn, with a brick-built garage situated at the rear, providing additional parking or storage space.

Further benefits include double glazing, a modern combi boiler, an updated consumer unit, and the advantage of no onward chain.

This property would make a smart investment or an ideal family home once refurbished.

View our virtual 360° tour and contact the office today to arrange your viewing.

Good to know:

Combi Boiler installed November 2024 – located in the back bedroom.

Consumer unit (fuse box) dated November 2018 – located under the stairs with the meters.

Council Tax Band – B - £1,877.

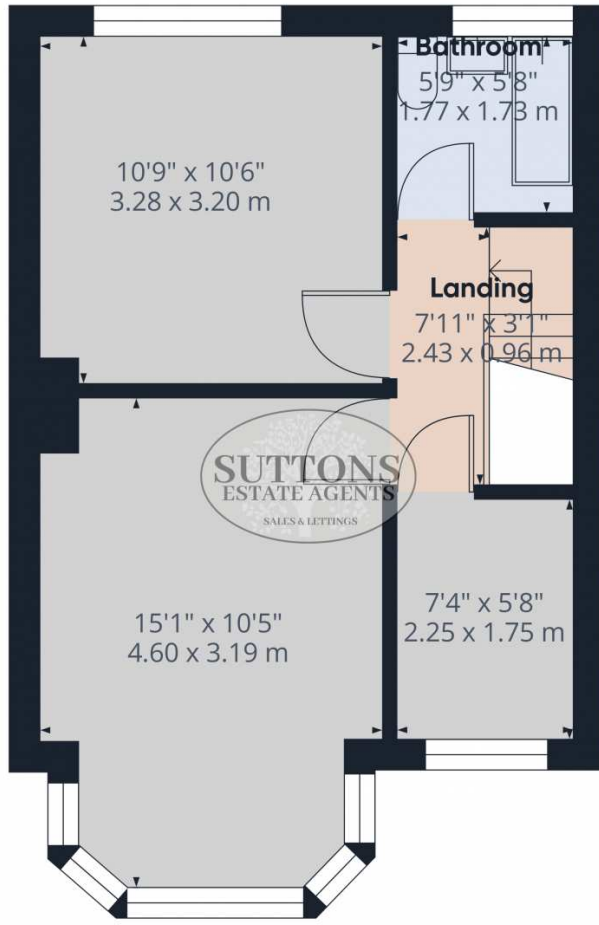
EPC Rating - D

Internal area - 761 square foot / 70.7 square meters

Probate granted - sold with no onwards chain.

If the property was modernised and extended we expect it to be worth £285,000 - £300,000 (subject to quality of works)

Measurements located on the floor plan



Floor 1 Building 1



Approximate total area^m
361 ft²
33.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Hipswell Highway, Wyken, Coventry, CV2 5FR

