







4 Bedroom House - Semi-Detached

located on Hipswell Highway, Coventry

Offers Over £350,000

UP Estates

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Offers Over £350,000

- HEAVILY EXTENDED SEMI-DETACHED FAMILY HOME IN SOUGHT AFTER WYKEN LOCATION
- FOUR WELL PROPORTIONED BEDROOMS
- UTILITY ROOM, WC, ENSUITE & FAMILY BATHROOM
- MULTI-CAR DRIVEWAY AND GARAGE WITH POWER/LIGHT
- OPEN PLAN LIVING KITCHEN DINER & SITTING ROOM
- COUNCIL TAX BAND B

** CHECK OUT THE FLOORPLAN! - DECEPTIVELY SPACIOUS, BEAUTIFULLY PRESENTED FOUR BEDROOM SEMI-DETACHED FAMILY HOME - OVER 1,500 SQ FT OF ACCOMMODATION - EXTENDED OPEN PLAN LIVING - ENSUITE, FAMILY BATHROOM, WC & UTILITY - MULTI-CAR DRIVEWAY & GARAGE WITH POWER/LIGHT - PRIVATE, LOW MAINTENANCE GARDEN WITH TWO STORES - SET BACK FROM HIPSWELL HIGHWAY, WYKEN **

An exceptional opportunity to purchase this much-loved, significantly improved and deceptively spacious four-bedroom family home, offering over 1,500 sq ft of versatile accommodation across three floors! Set back from Hipswell Highway, this impressive home simply must be viewed to appreciate its size, layout and quality throughout!

Briefly comprising; a multi-car block-paved driveway, welcoming entrance hall, spacious bay-fronted living room and contemporary open plan kitchen diner, flowing seamlessly into the extended sitting room. A real heart of the home, this fantastic additional reception space boasts a solid roof, multiple windows, feature log burner and double doors opening onto the garden. A practical utility room with front/rear access and downstairs WC complete the ground floor.

Outside, the generous, private rear garden offers low maintenance artificial lawn, established planted borders, useful outbuilding storage and gated vehicular side access. A garage with power/light and further shed/log store provide excellent additional storage.

The first floor boasts three well-proportioned bedrooms, all benefiting from fitted wardrobes, alongside a contemporary family bathroom.

The fantastic second floor dormer conversion creates a fantastic principal bedroom suite, complete with dual-aspect windows, fitted wardrobes and a private ensuite shower room!

A FANTASTIC FAMILY HOME OFFERING SPACE, FLEXIBILITY AND SO MUCH MORE THAN FIRST MEETS THE EYE! CALL UP ESTATES NOW TO ARRANGE YOUR VIEWING!







LOCATION

Situated in the popular and well-established residential area of Wyken, Coventry, the property enjoys a fantastic position for families and commuters alike. Excellent local schooling is within easy reach, including Ravensdale Primary School on Ravensdale Road, Richard Lee Primary School on The Drive, Wyken Croft Primary School and the highly regarded Caludon Castle Secondary School on Axholme Road. A wealth of everyday amenities can be found nearby, including local shops along Ansty Road, supermarkets, cafés and leisure facilities at Caludon Castle Sports Centre. For outdoor enthusiasts, Caludon Castle Park, Morris Park and Wyken Croft Nature Park offer wonderful green spaces for walking and recreation. University Hospital Coventry & Warwickshire is approximately a 30-minute walk away, whilst regular bus services provide convenient access to Coventry City Centre and surrounding areas. Excellent road connections via the A46, M6 and M69 make this an ideal location for commuters.

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: 140.0 m² ... 1507 ft² (excluding garage with power / light)

All measurements are approximate and for display purposes only

CONTACT

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