



## 215 Hipswell Highway, Coventry, CV2 5FN Offers Over £245,000

Welcome to the market this delightful three-bedroom, double-bayed home on the popular Hipswell Highway in Wyken. A lovely family home, attractive from the outside with classic double bays and spacious front garden. Inside the property is bright and airy, modernised throughout and ready to move straight into. Perfect for families as within the school catchment area for highly regarded primary and secondary schools. Fantastic access for working professionals at The University Hospital, good road links to M6/69 motorway networks and convenient as surrounded with local amenities.

As you approach, the property is set back from the road with well maintained front garden. Step inside, entrance hallway, through to the open-plan kitchen, fitted with a range of white storage cupboards, space for all appliances, back door and opening into the spacious lounge/dining room having plenty of room for all the family, bright and airy having French doors that open out to the rear garden.

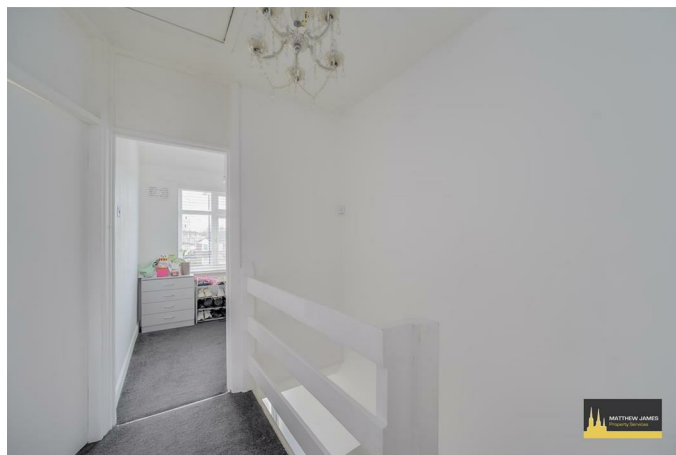
Upstairs, there are two double bedrooms filled with natural light and ample space for beds and furniture, a third single bedroom and modern family bathroom. The property boasts a delightful well maintained rear garden, with patio area, artificial grass and garage at the rear which is boarded with power and lighting, currently used as a games room and bar, but easily converted back to a garage if required. The perfect garden for a summers day and secure for the children to play.

This is a fantastic opportunity! Early viewing is advised to avoid missing out on this lovely family home. Call now to book your viewing appointment.

## Front Garden



## First Floor Landing

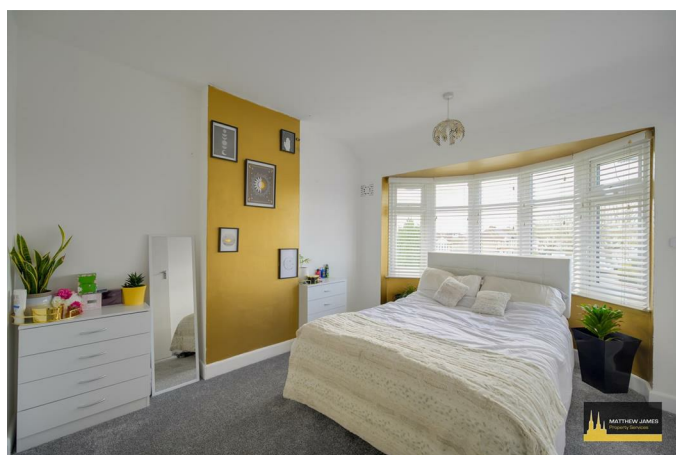


## Entrance Hallway



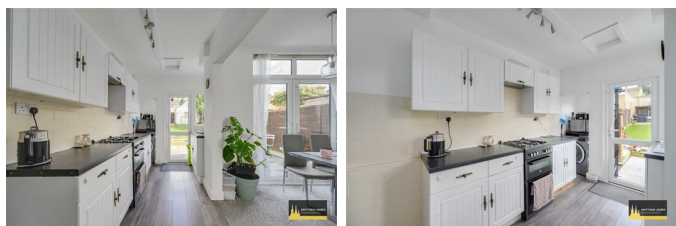
## Master Bedroom

12'9 x 9'9 (3.89m x 2.97m)



## Open Plan Kitchen

11'5 x 7'1 (3.48m x 2.16m)



## Bedroom Two

10'2 x 9'10 (3.10m x 3.00m)



## Lounge Dining Room

23'7 x 10'5 (7.19m x 3.18m)



### Bedroom Three

7'6 x 5'10 (2.29m x 1.78m)



### Family Bathroom

5'5 x 5'4 (1.65m x 1.63m)



### Rear Garden



### Garage / Games Room / Bar

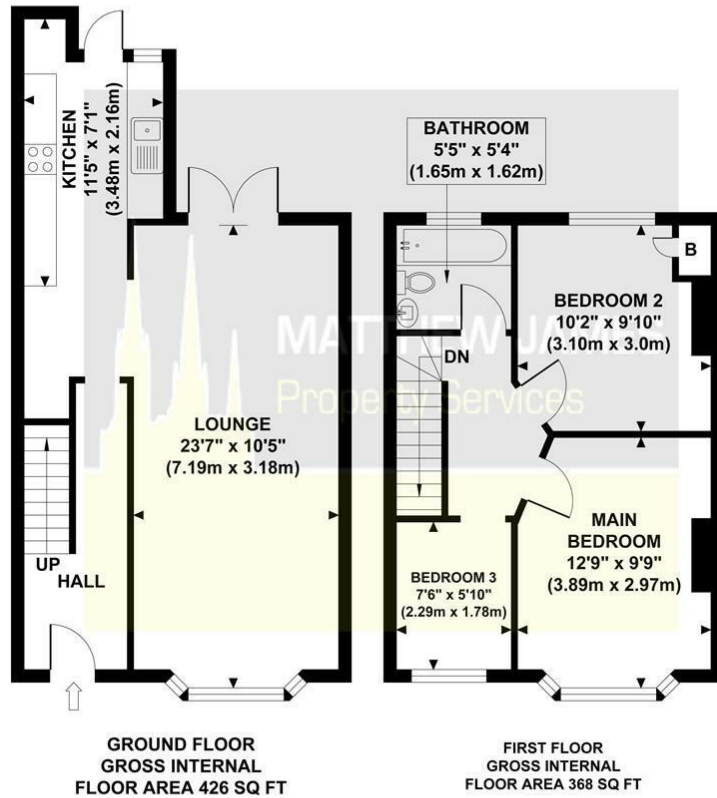
15'8 x 9'4 (4.78m x 2.84m)



# Floor Plan

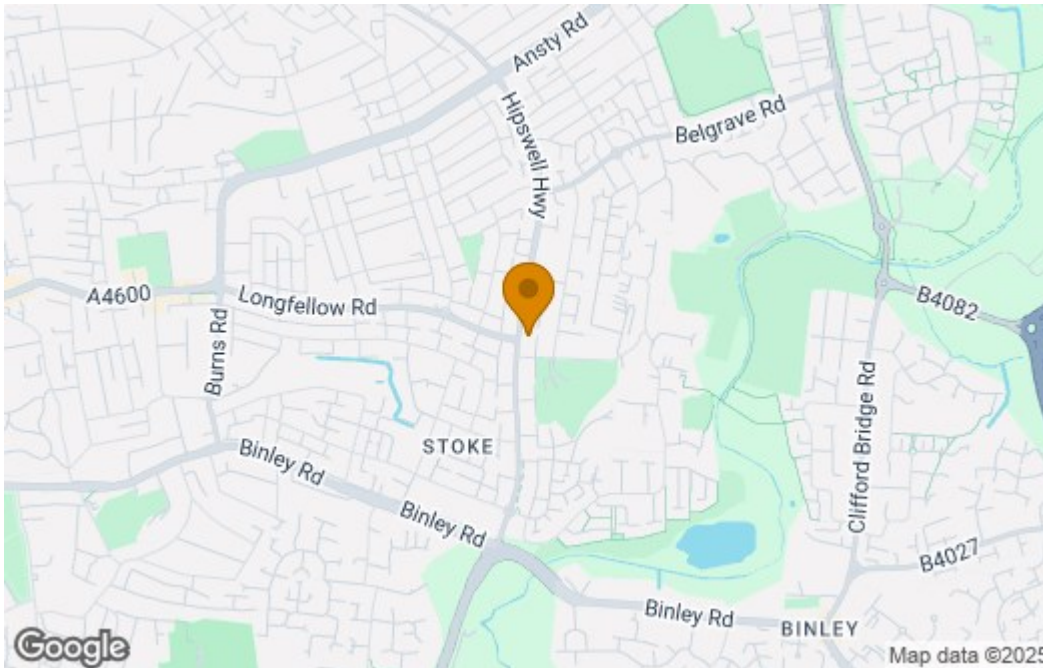
## HIPSWELL HIGHWAY

Approximate Gross Internal Area 794 sq ft / 73.8 sq m

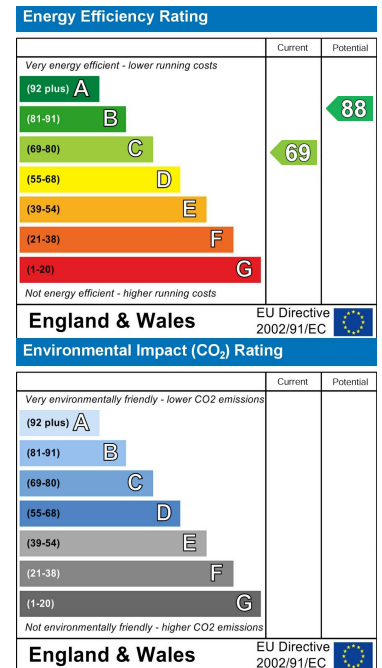


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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