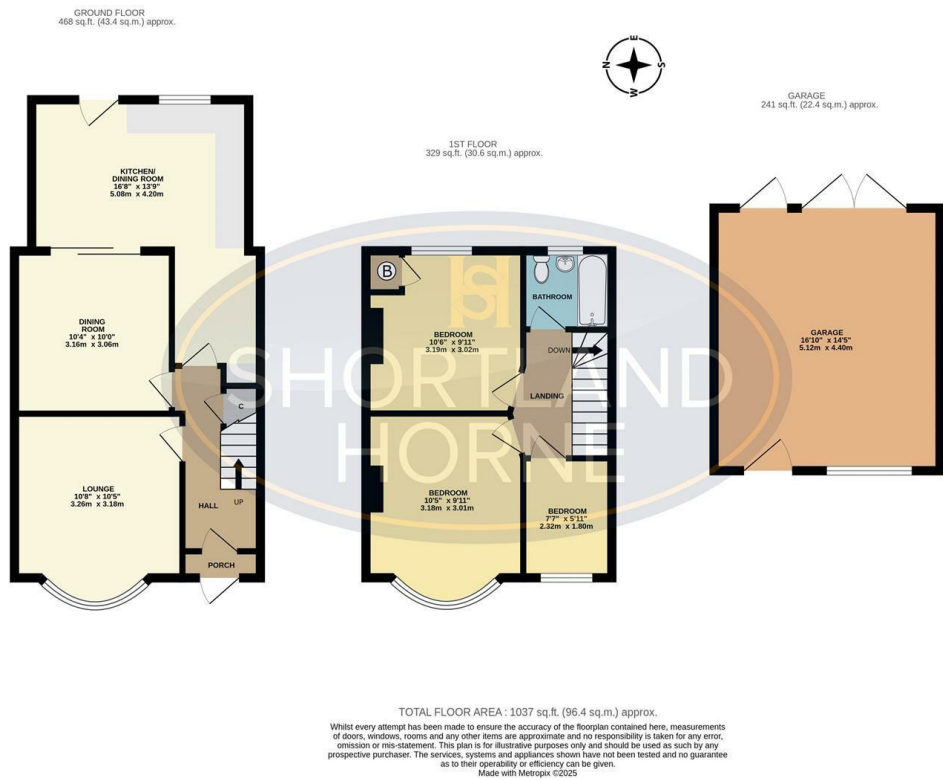
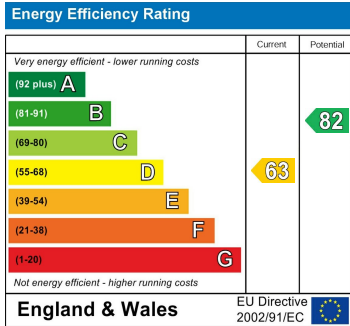


Floor Plan



EPC



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.



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call: 02476 442 288
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

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Hipswell Highway
CV2 5FN



£220,000

Bedrooms 3
Bathrooms 1

No onward chain and brimming with potential, this extended three-bedroom terrace in sought-after Wyken blends classic charm with everyday practicality — the perfect step onto the ladder or a smart investment opportunity.

Step through the lawned front garden and into a warm, welcoming home. The cosy lounge, with its natural light filtering through a bay window, offers the ideal spot to curl up in the evenings. Laminate flooring adds a modern touch, while the traditional layout provides a sense of flow and familiarity. Just beyond, a separate dining room leads into the extended kitchen via sliding patio doors — great for family mealtimes or casual entertaining.

The kitchen itself is well-equipped with plentiful cabinetry, a built-in oven, hob and extractor, and space for a washing machine. There's ample room to move, cook and create — with the layout offering opportunity for further reimagining down the line.

Upstairs, the front bedroom is a real standout — bright and spacious with another bay window that makes it feel airy and serene. The second double is comfortably sized, and the third bedroom works well as a nursery, home office or even a dressing room. The bathroom is fully tiled and finished in a modern style, with a shower over the bath for everyday convenience.

The rear garden is a proper family-sized space — private, secure and ready to be transformed into a lovely outdoor retreat. Whether you're planning summer BBQs or a safe place for little ones to roam, there's plenty of potential. A gated alleyway offers added security and access, while the large rear garage (accessible from both the garden and alley) provides superb storage, workshop potential or even scope for conversion, subject to permissions.

With good schools, local shops, supermarkets and University Hospital Coventry just a stone's throw away — plus great transport links — this is a solid, no-fuss home in a well-connected spot.

GOOD TO KNOW:
Tenure: Freehold
Vendors Position: No Chain
Parking: Street Parking
Council Tax Band: B
EPC Rating: D (63)
Approx. Total Area: 1037 Sq. Ft



GROUND FLOOR			
Porch		Bedroom 1	10'5 x 9'11
Hallway		Bedroom 2	10'6 x 9'11
Lounge	10'8 x 10'5	Bedroom 3	7'7 x 5'11
Dining Room	10'4 x 10'	Bathroom	
Kitchen/Dining Room	16'8 x 13'9	OUTSIDE	
FIRST FLOOR		Garage	16'10 x 14'5
Landing		Rear Garden	
		Front Garden	