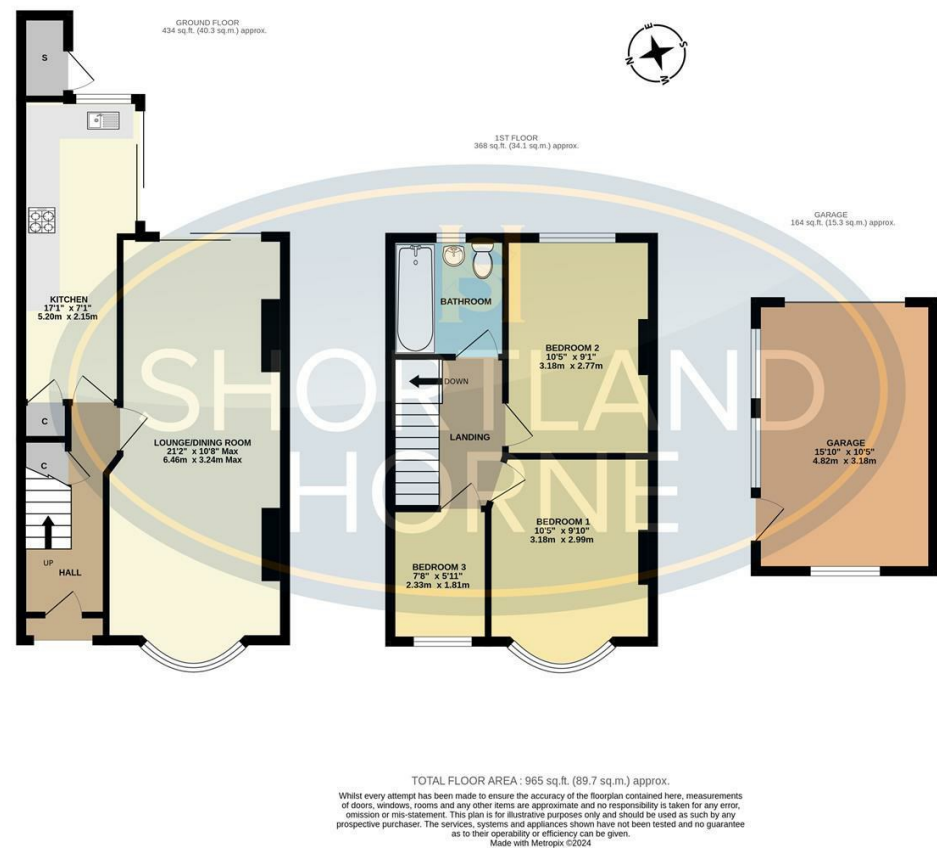
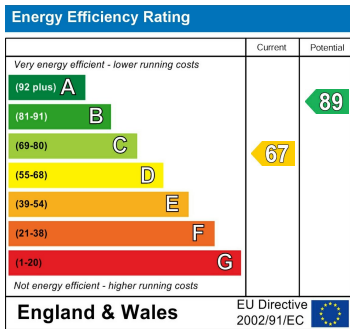


Floor Plan



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.



**Shortland Horne Walsgrave Branch**  
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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**  
**Wyken CV2 5FN**





£215,000

Bedrooms 3  
Bathrooms 1

Welcome to this charming 3-bedroom home, conveniently situated on the popular Hipswell Highway. Positioned in a sought-after location, this property offers a comfortable and inviting living space, and what's more, it's offered for sale with no onward chain.

Approaching the home, you'll immediately be impressed by its attractive curb appeal. The exterior boasts a classic double bay design, with a well-maintained facade and a spacious front garden. The property is set back slightly from the road, providing a sense of privacy.

Upon entry, you'll step into a warm and welcoming hallway, setting the tone for the rest of the home. The ground floor features a well-proportioned lounge/dining room, flooded with natural light thanks to the bay window overlooking the front garden and sliding patio doors in the dining area. The lounge offers ample space for relaxation and entertainment, making it an ideal spot to unwind after a long day. There's also room for a good-sized dining table to enjoy family gatherings and celebrations. When seated at the table, you can enjoy views of the garden through the French doors. Swing open the French doors and extend your living space outdoors.

The kitchen is generously sized and well-appointed, featuring plenty of storage behind off-white cabinets and a functional layout that makes cooking a pleasure. There's ample countertop space for meal prep, along with a built-in oven and hob, and space for a washing machine.

Heading upstairs, you'll discover three generously sized bedrooms, each offering a comfortable retreat. The master bedroom is particularly noteworthy, providing a tranquil space with ample room for a large bed and additional furniture. The remaining bedrooms are versatile, making them ideal for accommodating family members, guests, or even transforming into a home office or hobby room.

Completing the layout, refresh and revive in the bathroom, featuring a bathtub with shower over, a WC, and wash basin, all presented in pristine condition.

The property also benefits from a private rear garden, accessible from the kitchen and dining area, offering a secluded outdoor space to enjoy leisure activities, entertain guests, or simply bask in the fresh air. The garden is a private oasis with mature shrubs, borders, a patio allowing for alfresco dining, and a lawn for children to run and play. At the rear of the garden is a brick-built garage with parking in front, all accessible via gated access.

Additionally, the property is offered for sale with no onward chain, ensuring a smooth and efficient buying process. Surrounded by fantastic local amenities, including schools, shops, open greens, and just a few minutes' drive to the University Hospital, this would be an ideal first-time buy.

GOOD TO KNOW:  
Tenure: Freehold  
Vendors Position: No Chain  
Parking Arrangements: Gated rear Parking & Street Parking to the front of the property  
Garage Details: Brick built, up and over door, lighting  
Garden Direction: South-East



GROUND FLOOR

Hall

Lounge/Dining Room

Kitchen

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

21'8 x 10'8 (max)

17'1 x 7'1

10'5 x 9'10

10'5 x 9'1

Bedroom 3

Bathroom

OUTSIDE

Garage

Rear Garden

Front Garden

7'8 x 5'11

15'10 x 10'5