



**3 Bedroom House - End Terrace**  
**located on Hipswell Highway,**  
**Coventry**  
**Offers Over £290,000**

**UP Estates**



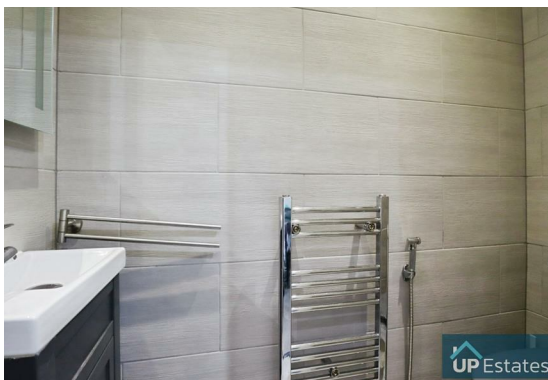


**\*\* GARDEN ROOM/OFFICE - EXTENDED KITCHEN DINER - WC, UTILITY ROOM & FAMILY BATHROOM - END OF TERRACE - THREE BEDROOMS - POPULAR LOCATION \*\*** This is a fantastic opportunity to purchase a three bedroom end of terrace family home on the popular Hipswell Highway, Wyken. Viewing is essential to appreciate everything this property has to offer which very briefly comprises; driveway, entrance hall, spacious lounge diner, extended kitchen diner, utility room, WC, private garden boasting garden room/home office all to the ground floor. On the first floor off of the landing are three good sized bedrooms and the family bathroom. Call now to secure a viewing!

## Offers Over £290,000

- BEAUTIFULLY PRESENTED EXTENDED FAMILY HOME
- GARDEN ROOM/HOME OFFICE
- WC, UTILITY ROOM & BATHROOM
- POPULAR LOCATION SURROUNDED BY AMENITIES
- THREE BEDROOMS
- END OF TERRACE





## LOCATION

The property is ideally placed for many amenities including, shops, sought after schools, parks and multiple bus routes. The University Hospital is only a 30-minute walk away. There are also great transport links including the A46, M6 & M69.

## IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any



contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.



All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.



Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.







Hipswell Highway, Coventry





Total Area: 100.0 m<sup>2</sup> ... 1077 ft<sup>2</sup> (excluding office)

All measurements are approximate and for display purposes only

## CONTACT

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