



TAILOR MADE

SALES & LETTINGS



Hipswell Highway

Wyken, Coventry, CV2 5EZ

Asking Price £250,000



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Tailor Made Sales and Lettings are delighted to introduce this excellent three bedroom semi detached, family home located within the much sought after area of Wyken, very popular with young families, taking advantage of the excellent school catchment area including Richard Lee and St Gregorys Primary School & Caludon Castle Secondary School. The property is well served with local amenities including shops, doctors surgery, pharmacy, food outlets, recreational facilities and a short distance to UHCW. There are excellent transport links in and out of the city via the Ansty Road and quick access to the motorway network including the M6, M1 and M69.

The property benefits from invaluable off-road parking for three vehicles and a stunning mature rear garden with large patio, lawn, water feature, seating areas and pond.

The ground floor comprises an entrance hallway, spacious through lounge / diner with plenty of natural light and patio doors onto the garden, spacious open plan breakfast kitchen with separate utility room.

The first floor comprises two good sized double bedrooms, a good sized single bedroom, separate WC and modern shower room.

Full Property Summary

Entrance Hallway

Doors off to the lounge / diner and kitchen, stairs to the first floor.

Lounge / Diner

Double glazed window to the front elevation, radiators, modern feature electric fire with stone surround and patio doors onto the rear garden.

Kitchen

A spacious open plan kitchen with selection of modern wall and base units, breakfast bar, cooker and grill with four ring gas hob, extractor hood, sink drainer, space for washing machine, double glazed window and door to the garden and door into the utility room.

Utility Room

An excellent space to house the fridge freezer, washing machine, tumble dryer and storage space. Double glazed window to the front

First Floor Landing

Doors off to all three bedrooms, the WC and shower room.

Bedroom One

Double glazed window to the front elevation and central heating radiator.

Bedroom Two

Double glazed window to the front elevation and central heating radiator.

Bedroom Three

Double glazed window to the rear elevation and central heating radiator.

Shower Room

A modern fully tiled shower room, comprising a shower enclosure, wash hand basin with vanity unit, chrome heated towel rail and double glazed window.

How to Make an Offer

We will require the following information before we can advise our clients to accept or reject your offer:

- Full proof of up to date deposit funds (by way of

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bank statement, bank screenshot, building society book or solicitors letter)

- Should your deposit funds be coming from equity within your sale we require a memorandum of sale confirming your sale agreed price and an up to date mortgage statement outlining your redemption figure
- Should your offer be a full "cash" offer we require proof of the full amount or a solicitors letter
- Proof of your mortgage decision in principle (must have a recent date, full names and loan to value ratio)
- Details including name, address, telephone number and email of who is arranging your mortgage (i.e. brokerage or direct bank)

Should you have any question on the above please contact us.

Agents Disclaimer

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point of which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

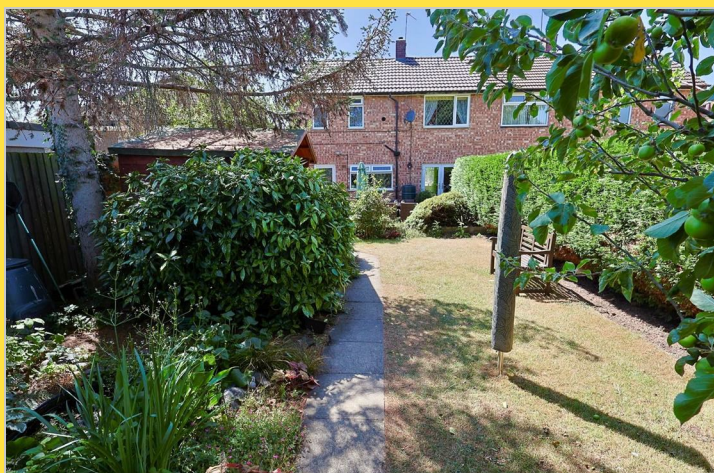
The measurements indicated are supplied for guidance only and as such must be considered incorrect.

Please note we have not tested the services, or any of the equipment or appliances in this property, accordingly we advise prospective buyers to commission their own survey or service reports before finalising the purchase.

These particulars are issued in good faith but do not constitute representations of fact, or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.

Money Laundering Regulations

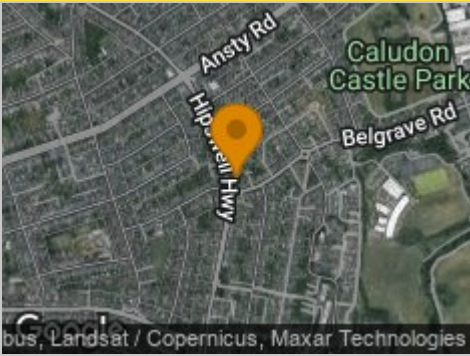
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulators, will be appreciated and assist with the smooth progression of the sale.



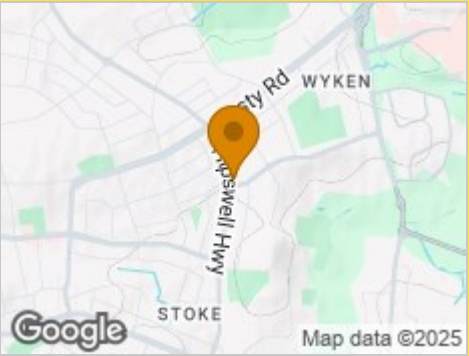
Road Map



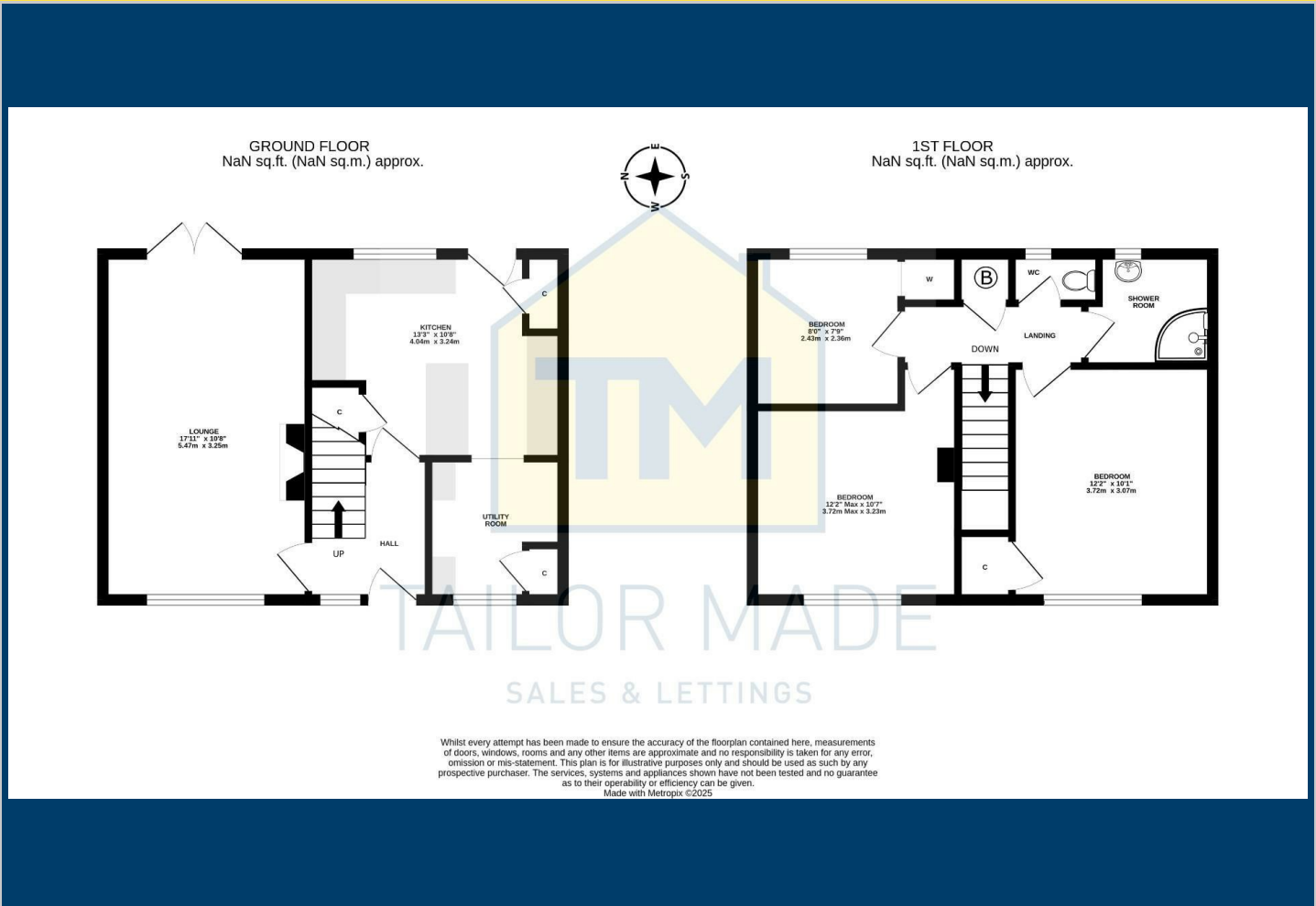
Hybrid Map



Terrain Map



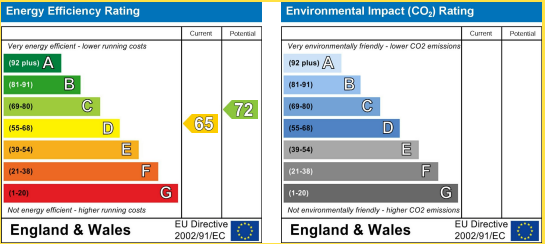
Floor Plan



Viewing

Please contact our Tailor Made Sales & Lettings Office on 024 76939550 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.