

36 Dartmouth Road, Coventry, CV2 3DQ Offers Over £250,000

A beautiful three-bedroom semi-detached family home offered for sale on Dartmouth Road in the popular area of WykenThe property has been in the family for many years and has been a much loved family home which you sense as soon as you walk through the door. The location couldn't be anymore convenient as close proximity to shops, local amenities and excellent schools, including St John Fisher Catholic School which the garden backs onto making it perfect choice for families. Also convenient for working professionals at The University Hospital Walsgrave.

As you enter the home, you are welcomed by an entrance porch leading into the hallway. The lounge dining room with feature fireplace has a warm inviting atmosphere, this space flows seamlessly into an additional sitting room which is a versatile space that could also be used as an office, playroom or even a separate dining room. The well-proportioned kitchen overlooks the rear garden, allowing for easy supervision of children playing outside. Upstairs, the landing leads to two generous double bedrooms and a further single bedroom, providing ample space for family living. The family bathroom is conveniently located to serve all bedrooms. The property benefits from double glazing and gas central heating, ensuring comfort throughout the seasons. Outside, the garden is a true highlight, offering a landscaped retreat for gardening enthusiasts. It features a paved patio area with brick built store, laid lawn, and two sheds for storage, along with rear vehicular access. Additionally, there is convenient parking available on the driveway for multiple cars.

This lovely family home presents a wonderful opportunity for those looking to settle in a vibrant community. Don't miss out call and book your viewing today.

Approach/ Driveway



Entrance Porch



Entrance Hallway

Lounge/Diner

15'6 x 11'2 (4.72m x 3.40m)



Sitting Room

11'5 x 8'5 (3.48m x 2.57m)

Kitchen

11'5 x 8'2 (3.48m x 2.49m)



Hallway Landing



Bedroom One

13'9 x 11'2 (4.19m x 3.40m)



Bedroom Two

12'0 x 8'3 (3.66m x 2.51m)



Bedroom Three

11'2 x 5'9 (3.40m x 1.75m)



Bathroom



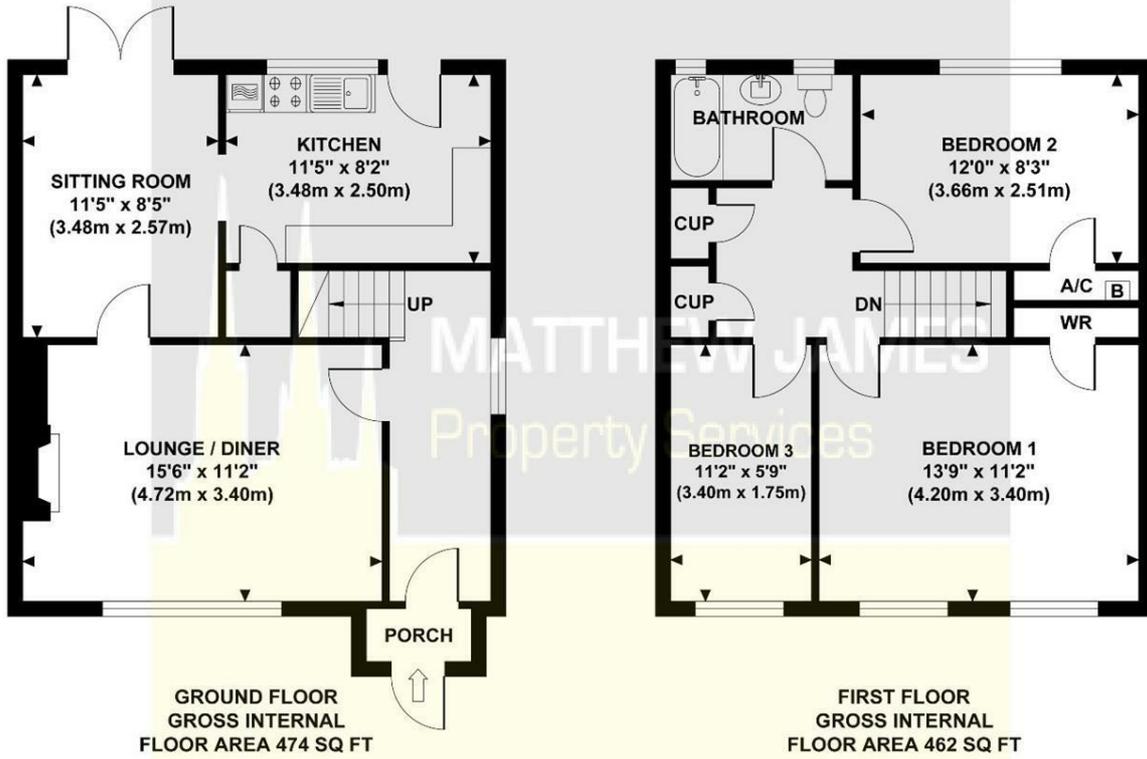
Rear Garden



Floor Plan

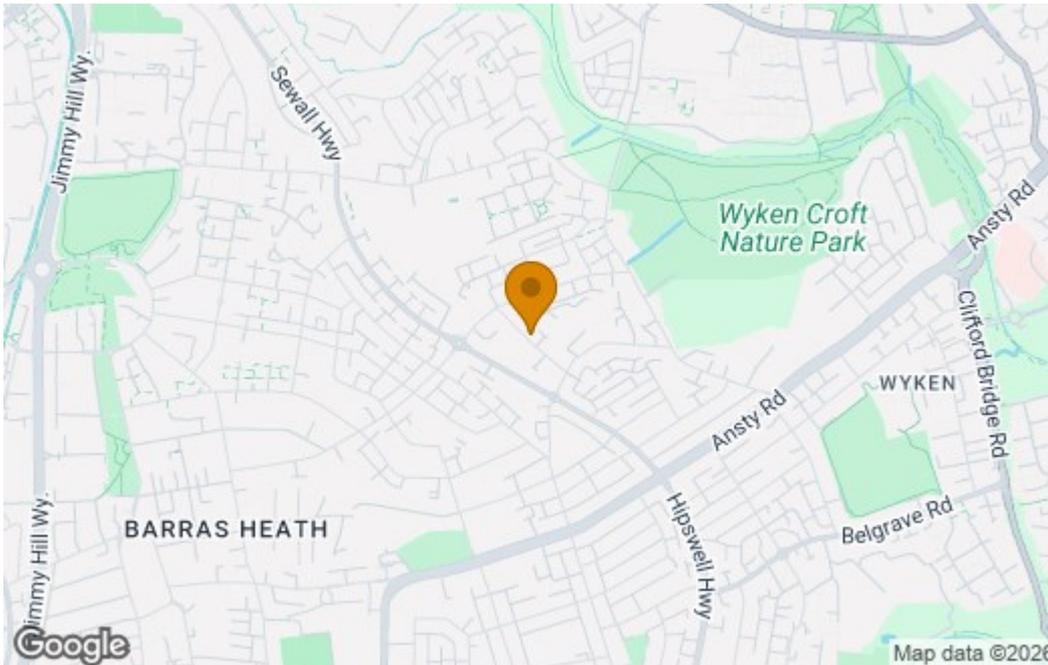
36 DARTMOUTH ROAD

Approximate Gross Internal Area 936 sq ft / 86.95 sq m

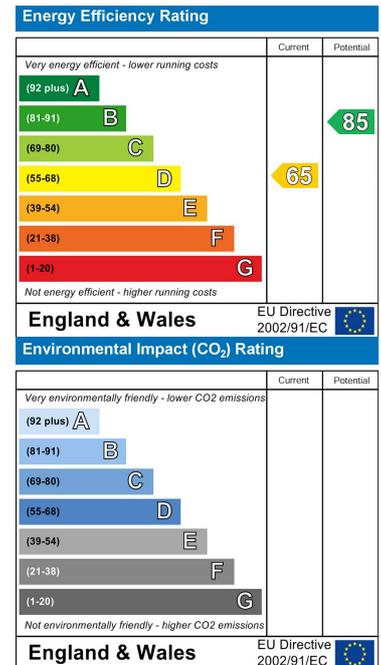


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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.

CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY

02477 170170

info@matthewjames.uk.com

www.matthewjames.uk.com

Facebook

Twitter