



72 Dennis Road, Coventry, CV2 3HR
£260,000

MASSIVELY EXTENDED TO THE REAR... THREE BEDROOMS... CORNER PLOT LOCATION... AMPLE OFF ROAD PARKING... GARAGE TO THE REAR... OPEN PLAN DINING KITCHEN... LOUNGE DINING ROOM... CLOSE TO ALL AMENITIES... GREAT LOCATION AND PERFECT FOR THE FIRST TIME BUYER. Located in the heart of Wyken, this beautiful three bedroom property needs to be viewed to appreciate all that is being offered for sale. Located on a corner plot with ample off road parking and briefly comprising of storm porch, entrance hallway, lounge dining room, extended kitchen dining room, three bedrooms, family bathroom, and a good sized rear garden and a garage to the bottom of the garden. Perfect for the first time buyer or those looking for an investment property, call us now to book your viewing!

Front Garden

Laid mainly to block paving providing off road parking for a few motor vehicles accessed via a dropped kerb, with walled perimeter and access through the:

Storm Porch

leading to the :

Entrance Hallway

Having stairs leading off to the first floor and under stair storage having doors off to :

Living Room

22'4 x 10'2 (6.81m x 3.10m)

Archway to the living room with PVCu double glazed bay window to the front elevation, glazed modern French doors that lead to the:

Open Plan Kitchen / Dining Room

16'1 x 8'6 (4.90m x 2.59m)

Massiveley extended open plan kitchen dining area with French doors and two PVCU windows to the side. The kitchen has a breakfast bar, a range of wall, drawer and base units with work surface over, has a PVCu double glazed window to the rear elevation and space and plumbing for a washing machine, space and plumbing for a dish washer, space for a gas cooker with extractor over, space for a tumble dryer, space for a fridge freezer and modern tiling to all splash prone areas.

First floor landing

Having balustrade, access to the loft area (which is part boarded) and doors leading off to:

Family Bathroom

7'7" x 5'2" (2.31m x 1.57m)

Having PVCu double obscure glazed window to the rear elevation, panel bath with electric shower over, pedestal wash hand basin, low level WC and modern tiling to all four walls.

Bedroom One

10'10 x 8'10 (3.30m x 2.69m)

Having a PVCu to the front elevation.

Bedroom Two

11'6 x 8'2 (3.51m x 2.49m)

Having a PVCu window to the rear elevation and cupboard with central heating tank.

Bedroom Three

7'7 x 5'7 (2.31m x 1.70m)

Having PVCu double glazed window to the front elevation and cupboard over the stairs.

Rear Garden

Having walled and fenced perimeter with paved patio area, mainly laid to lawn with planted borders, access to the front elevation and access to the :

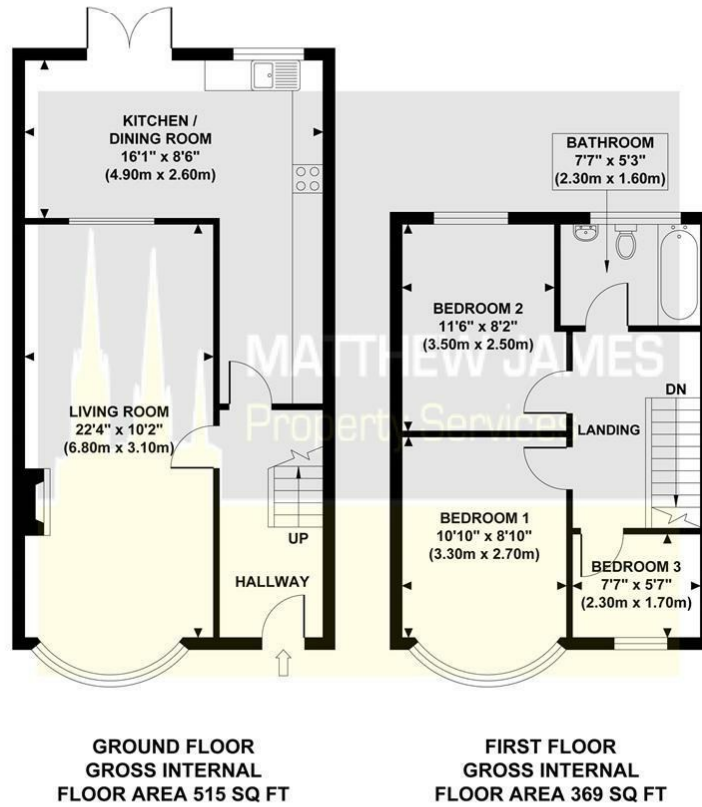
Garage

(Not Measured) Having up and over door to the front elevation.

Floor Plan

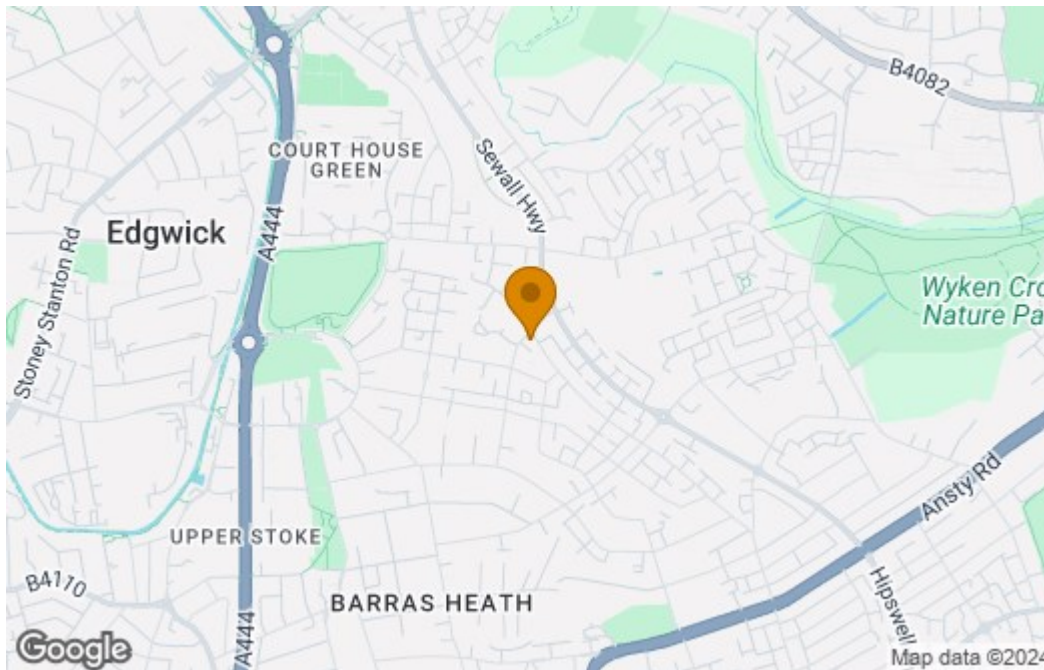
72 DENNIS ROAD

Approximate Gross Internal Area 884 sq ft / 82.10 sq m

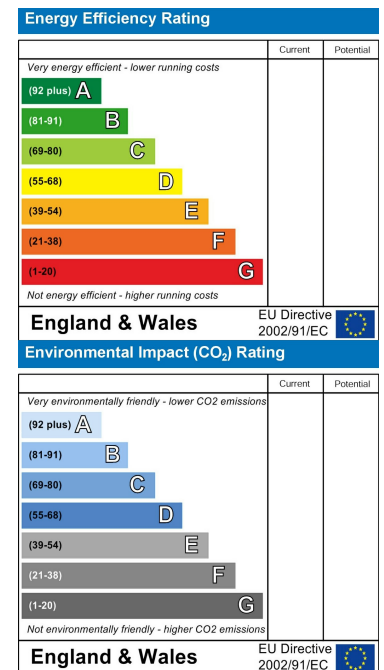


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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.

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