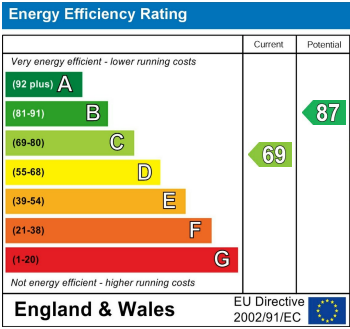


Floor Plan



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.



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Dane Road
Stoke CV2 4JW



£240,000 Offers Over | Bedrooms 3 Bathrooms 2

Located on Dane Road, Stoke, Coventry, this well-presented three-bedroom mid-terrace family home offers an excellent opportunity for first-time buyers or investors alike. With no onward chain, you can move in without delay and start enjoying all that this delightful property has to offer.

Upon entering, you are greeted by a welcoming hallway with original Minton tile flooring that leads to two spacious reception rooms, perfect for both relaxation and entertaining. The lounge provides a comfortable space to unwind, while the dining room, with feature fireplace, is ideal for family meals or hosting friends. The well-equipped kitchen is conveniently located nearby, making meal preparation a breeze. Additionally, a modern shower room on the ground floor adds to the practicality of the home. The property is fully double glazed and is gas centrally heated.

As you ascend to the first floor, you will find two generously sized bedrooms and a good sized single bedroom, each offering ample space for rest and personalisation. The family bathroom completes this level, providing a functional and comfortable area for daily routines.

Outside the front garden has been paved while private rear garden features lawn and patio areas and is easily maintainable.

Situated close to Stoke Park School and the University Hospital Coventry and Warwickshire, this property is perfectly positioned for families and professionals alike. The surrounding area boasts a range of local amenities, ensuring that everything you need is within easy reach.

This charming mid-terrace house is not only a wonderful family home but also presents a promising investment opportunity. With its appealing features and prime location, it is sure to attract interest. Do not miss your chance to view this lovely property and envision your future in this welcoming space.



FIRST FLOOR		Landing	
Hall		Bedroom 1	12'3" x 11'6"
Lounge	12'2" x 11'2"	Bedroom 2	11'2" x 10'11"
Dining Room	12'2" x 10'6"	Bedroom 3	7'7" x 6'10"
Kitchen	20'9" x 6'0"	Bathroom	
Shower Room		OUTSIDE	
FIRST FLOOR			