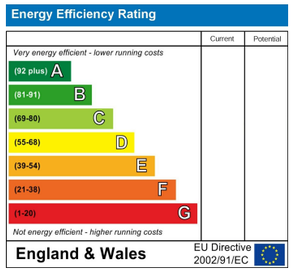
Floor Plan



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.

Shortland Horne Walsgrave Branch
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call: 02476 442 288
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

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SHORTLAND HORNE

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Dennis Road

Wyken CV2 3HS











£225,000 Guide Price | Bedrooms 3 Bathrooms 1

Dennis Road is situated in a well-established residential area to the east of Coventry, offering a convenient location that appeals to families, first-time buyers and commuters alike. The area benefits from a strong sense of community while providing excellent access to a wide range of everyday amenities, making it a popular choice for those seeking a balance between city living and suburban convenience.

Residents enjoy easy access to local shops, supermarkets, healthcare facilities and leisure amenities, with nearby retail parks providing a wider selection of shopping and dining options. Coventry City Centre is just a short distance away, offering an extensive range of restaurants, entertainment venues, high street stores and cultural attractions.

The area is particularly well served by local schools, with a number of highly regarded primary and secondary schools within easy reach, making it an attractive location for families. There are also

This well-proportioned mid-terrace home offers a fantastic opportunity for buyers looking for a spacious property with a lovely rear garden, versatile living accommodation and the added benefit of a substantial detached garage.

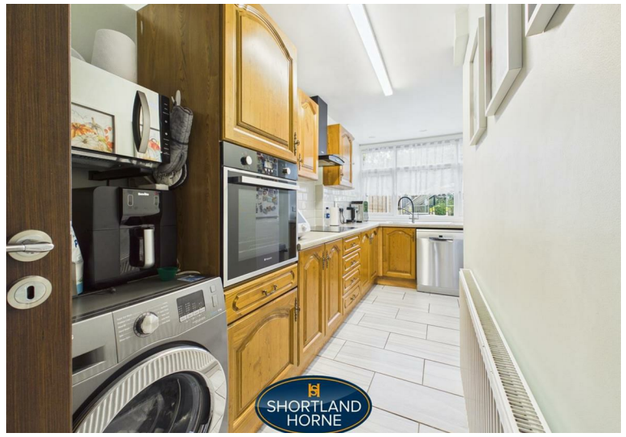
Stepping inside, the entrance hallway provides access through to an impressive main living room, which forms the heart of the home. Generously sized and offering plenty of space for both comfortable seating and a dining area if desired, this is a bright and welcoming room with a feature bay window to the front adding character and natural light.

To the rear of the property is the kitchen, providing a practical range of workspace and storage with access through to a useful sunroom. Overlooking the garden, the sunroom creates an additional reception space that could work particularly well as a dining area, home office or simply somewhere to sit and enjoy the outlook across the rear garden.

Upstairs, the first floor offers two bedrooms, including a particularly generous main bedroom positioned to the front of the property with an attractive bay window. The second bedroom is another comfortable room, while the accommodation is completed by the family bathroom.

Outside is a real feature of the home, with a pleasant enclosed rear garden providing an excellent space for relaxing, entertaining and families to enjoy during the warmer months. The property also benefits from a substantial detached garage, offering superb additional storage, secure parking or potential workshop space depending on the purchaser's requirements.

Overall, this is a spacious and versatile mid-terrace home offering plenty of potential, with generous living accommodation, two good bedrooms, a sunroom, attractive garden and an excellent detached garage. Ideally suited to first-time buyers, young families or those looking to put their own stamp on a property, an internal viewing is highly recommended to fully appreciate everything this home has to offer.





GROUND FLOOR	
Entrance Hallway	13'0 x 5'2
Living Room	23'3 x 10'6
Sun Room	6'10 x 8'0
Kitchen	16'1 x 4'10
FIRST FLOOR	
Bedroom One	13'4 x 8'10
Bedroom Two	9'10 x 10'0
Bedroom Three	8'6 x 6'11
Bathroom	5'3 x 5'7
OUTSIDE	
Garage	20'1 x 14'7