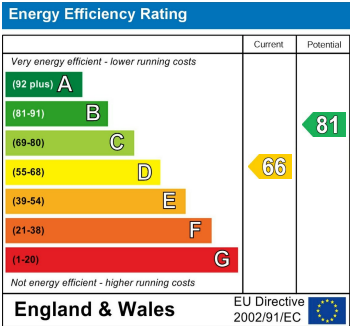


Floor Plan



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.

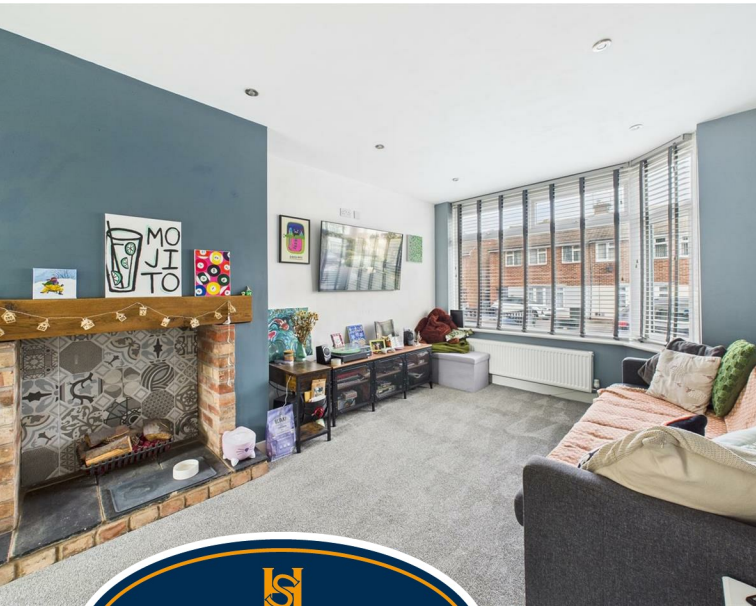
Purchase Procedure
It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

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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Dartmouth Road
Wyken CV2 3DP



£225,000 Offers Over

Bedrooms 3
Bathrooms 1

Sitting along Dartmouth Road in Wyken, this three bedroom terrace offers the kind of everyday comfort that instantly feels familiar. The road has that settled, residential feel where the pace is calm and life simply works. Essential shops are a short stroll away, popular schools sit within easy reach and regular bus routes make getting around Coventry refreshingly simple. The University Hospital is also close by, a real bonus for anyone looking for convenience without the noise of a main road.

Step through the front door and the first thing that greets you is the soft wash of natural light filling the hallway. It glides across the light grey laminate flooring and leads the way into the heart of the home. The lounge and dining room stretch out in one generous sweep, bright and inviting from morning to evening. The bay window at the front gathers sunlight beautifully, while the French doors at the rear open the space to the garden in a way that feels wonderfully effortless.

What truly anchors the room, though, is the open fireplace. It sits as a focal point, adding an instant sense of warmth and charm. Inset spotlights above lend a modern touch, balancing the cosy feel with contemporary style. It is a space made for lingering, for relaxing, and for those small everyday moments that make a house feel like home.

The kitchen sits just off the dining area, compact yet cleverly arranged so everything you need is right where it should be. White soft close cabinets give the space a crisp, clean feel and the tiled splashback brings a touch of texture. The light grey laminate floor ties the look together beautifully. With a built in oven, gas hob, extractor fan and space for a washing machine, it is a kitchen designed to make everyday cooking feel easy and unhurried.

Head upstairs and the gentle comfort continues. Carpeted stairs lead to a bright landing, where more inset spotlights keep everything feeling fresh and airy. The main bedroom enjoys another bay window that catches lovely soft light, making the room feel peaceful and inviting. There is ample space for a double bed along with wardrobes and additional furniture, so you can shape it into the relaxing retreat you want at the end of the day.

The second bedroom is another good sized double with a fitted wardrobe and a laminate floor that adds a sense of neat practicality. It is an ideal guest room or a comfortable space for a growing family. The third bedroom is a cosy single that would make a charming nursery, a quiet office or a little creative nook, depending on your needs.

The shower room brings a modern finish to the first floor, fully tiled from floor to ceiling with a sleek walk in shower that feels like a proper treat at the start or end of the day. A heated towel rail completes the space, adding a touch of warmth and comfort.

Outside, the rear garden is a calm and surprisingly spacious escape. A patio waits just outside the French doors, perfect for that first cup of tea in the morning. Beyond this, a step leads up to a raised deck and lawned area, framed by quality fencing with concrete posts that promise longevity. The trees in the distance add a soft green backdrop that makes the garden feel private and peaceful. At the far end you will find a concrete garage with a felt roof and rear access, ideal for storage, hobbies or practical everyday use.

To the front, a block paved driveway gives you room for two cars, offering simple, stress free parking from the moment you arrive.



GROUND FLOOR				
Hallway			Bedroom 3	8'3 x 6'7
Lounge/Dining Room	23' x 10'7		Shower Room	5'6 x 5'5
Kitchen	10'9 x 4'9		OUTSIDE	
FIRST FLOOR			Rear Garden	
Landing			Driveway	
Bedroom 1	13'3 x 7'1			
Bedroom 2	10' x 8'9			