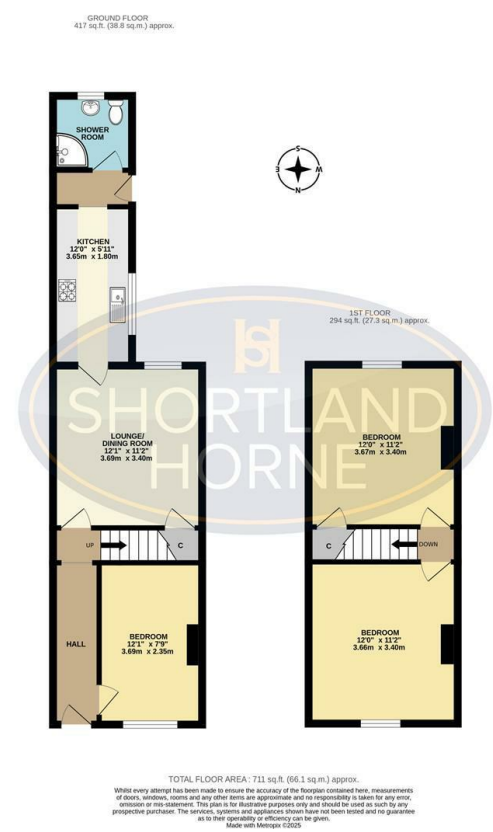
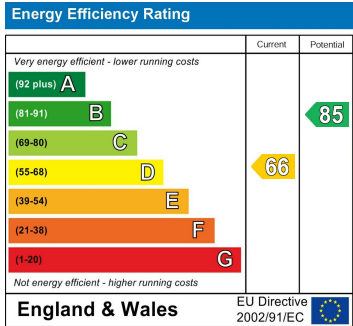


Floor Plan



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.

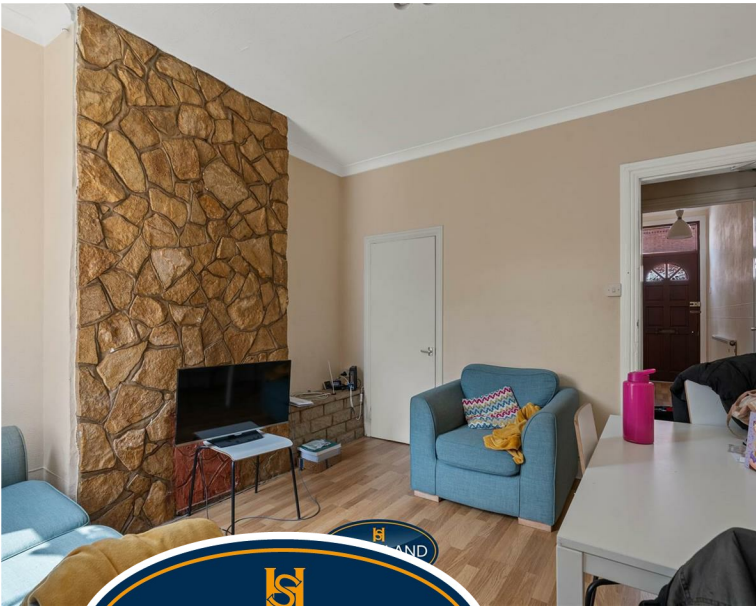
**Purchase Procedure**  
It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

**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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**Other branches:**  
Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET  
10 Euston Place, Leamington Spa CV32 4LJ

**call:** 02476 442 288  
**email:** sales@shortland-horne.co.uk  
**visit:** shortland-horne.co.uk

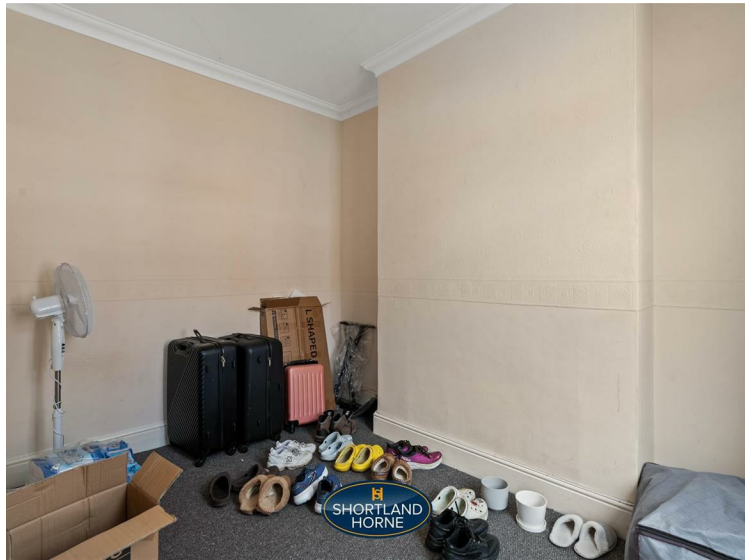
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**Dean Street**  
**Stoke CV2 4FB**





£170,000 | Bedrooms 3  
Bathrooms 1

Located on Dean Street in the vibrant area of Stoke, Coventry, this traditional mid-terraced house presents an excellent opportunity for first-time buyers or savvy investors. The property boasts three well-proportioned bedrooms, making it ideal for families or students. The ground floor also features A spacious lounge, a conveniently located bedroom, perfect for guests or as a home office. The kitchen is functional and well-equipped, offering ample space for culinary pursuits, while the bathroom is thoughtfully positioned to serve the needs of the household.

As you ascend to the first floor, you will discover two additional bedrooms, each with potential for personalisation. The layout of the property ensures a practical flow, making it easy to navigate and enjoy daily life.

The close proximity to Coventry University, makes it an attractive option for students or university staff. The surrounding area is lively and well-connected, providing easy access to local amenities, parks, and transport links.

This property is not only a delightful home but also a promising investment opportunity in a sought-after location. With its versatile living spaces, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this charming terraced house your own.



Hallway	
Bedroom 3	12'1" x 7'8"
Lounge / Dining Room	12'1" x 11'1"
Kitchen	11'11" x 5'10"
Shower Room	
Bedroom 1	12'0" x 11'1"
Bedroom 2	12'0" x 11'1"