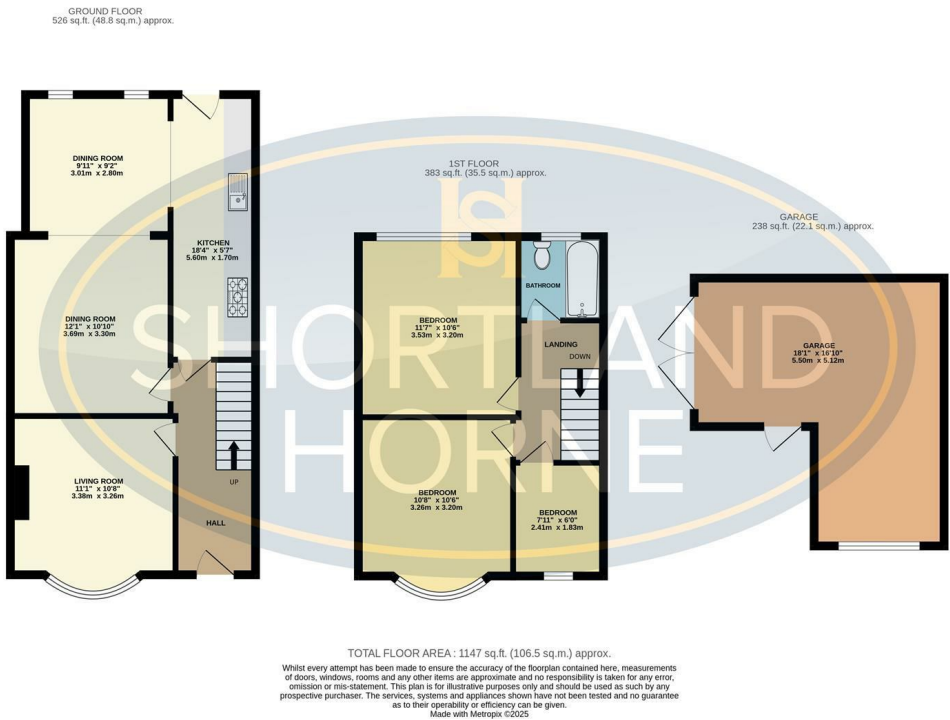
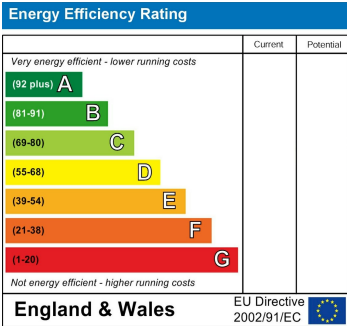


Floor Plan



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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Other branches:
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10 Euston Place, Leamington Spa CV32 4LJ

call: 02476 442 288
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visit: shortland-horne.co.uk

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Dartmouth Road
Wyken CV2 3DQ



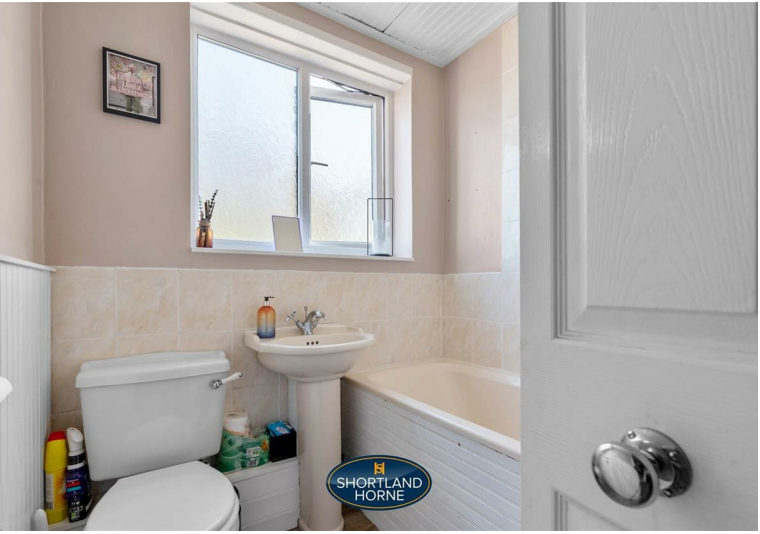
£240,000 Offers Over | Bedrooms 3 Bathrooms 1

As you approach, the classic bay fronted façade hints at the charm within. Stepping through the front door, you're immediately greeted by the soft glow of natural light that floods through the home, creating a welcoming and uplifting atmosphere. The three versatile reception rooms provide wonderful spaces for both relaxation and entertaining, whether you're curling up with a good book by the crackling log burner on chilly evenings or gathering with loved ones for a lively dinner.

At the heart of the home lies the beautifully extended kitchen, where a skylight overhead draws in sunshine by day and moonlight by night, creating a truly inviting space to cook, dine and connect. Pops of cheerful colour add character and personality, while the layout is both modern and practical for daily living.

Venture outside and you'll find a generous rear garden, where a decked seating area invites you to unwind with a morning coffee or evening glass of wine. Step down to the lush lawn, framed by

Step into the warmth and charm of this delightful 1940s double bayed mid terrace home, tucked away in the ever popular residential neighbourhood of Wyken, Coventry. Thoughtfully extended and lovingly maintained, this light filled three bedroom haven on Dartmouth Road offers the perfect blend of character, comfort and contemporary touches, an ideal choice for first time buyers or growing families seeking their forever home.



GROUND FLOOR			
Hallway		Bedroom 1	10'8 x 10'6
Lounge	11'1 x 10'8	Bedroom 2	11'7 x 10'6
Dining Room	12'1 x 10'10	Bedroom 3	7'11 x 6
2nd Dining Room	9'11 x 9'2	Bathroom	
Kitchen	18'4 x 5'7	OUTSIDE	
FIRST FLOOR		Garage	18'1 x 16'10 max
Landing		Rear Garden	
		Front Garden	