



SHORTLAND HORNE

Trusted Property Experts

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Dugdale Road CV6 1PA

# Dugdale Road

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\* SINGLE BAYED 2 BEDROOM TERRACE \* REALISTICALLY PRICED WITH NO UPWARD CHAIN \* GOOD SIZED KITCHEN \* FIRST FLOOR FULLY TILED WET ROOM \*

Nestled on Dugdale Road, just off Engleton Road, this charming mid-terrace house presents an excellent opportunity for both first-time buyers and investors alike. The property boasts a single bayed façade, adding character to its exterior. Inside, you will find a welcoming through lounge/ dining room that provides a perfect space for relaxation or entertaining guests.

The house features two well-proportioned bedrooms, ideal for a small family or those seeking a comfortable living space and fully tiled wet room. The good-sized kitchen is a highlight, offering ample room for culinary pursuits.

One of the key advantages of this property is that it comes with no upward chain, allowing for a smooth and efficient purchasing process and being realistically priced. With gas central heating throughout and double glazed windows, you can enjoy warmth and comfort during the colder months.

This delightful home is situated in a convenient location, close to local amenities and transport links, making it an ideal choice for those looking to settle in Coventry which has been well cared for by the present owner over the past 70 years. Whether you are looking to make it your own or seeking a rental investment, this property is sure to impress. Do not miss the chance to view this lovely home and envision the possibilities it holds.









## Dimensions

STORM PORCH  
ENTRANCE

ENTRANCE HALL

BAY WINDOWED  
THROUGH LOUNGE/  
DINING ROOM

7.10 x 3.45

GOOD SIZED  
KITCHEN

5.55 x 2.05

LANDING

BEDROOM ONE

4.33 x 3.03

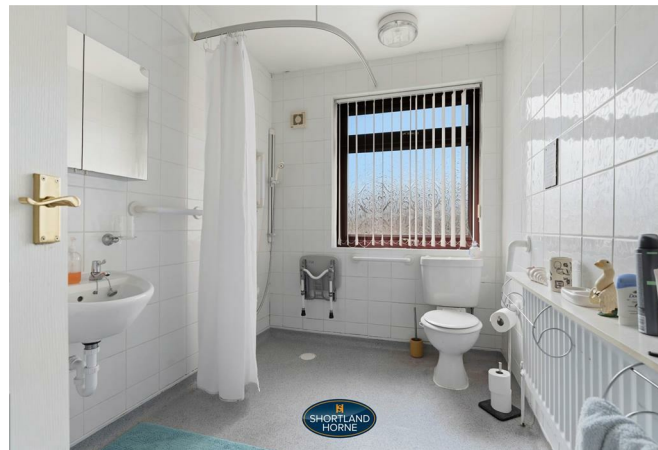
BEDROOM TWO

3.93 x 3.16

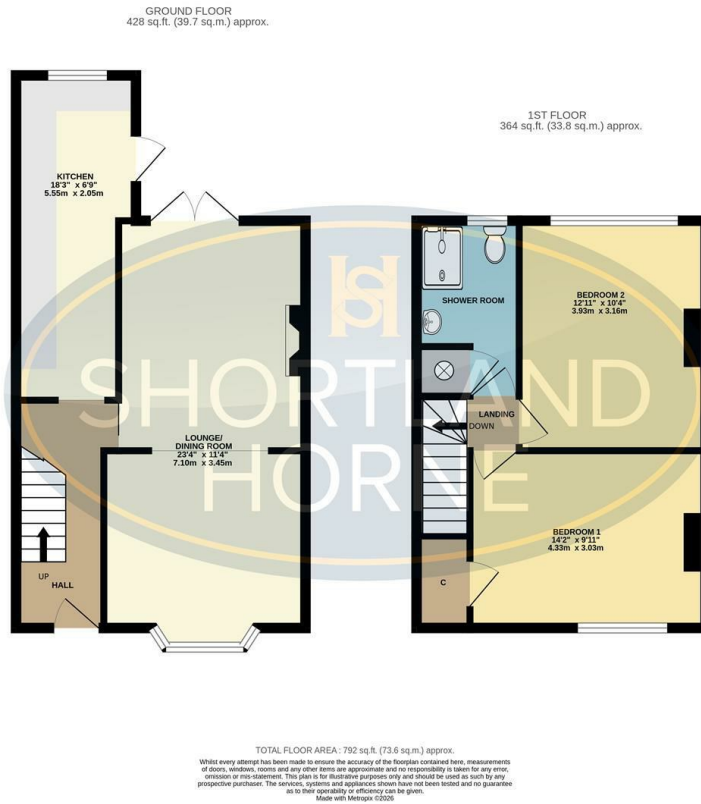
FULLY TILED WET  
ROOM

FRONT & ENCLOSED  
FULLY FENCED REAR  
GARDEN

NO UPWARD CHAIN



# Floor Plan



Total area: 792.00 sq ft

**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 Home.

**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 Home 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

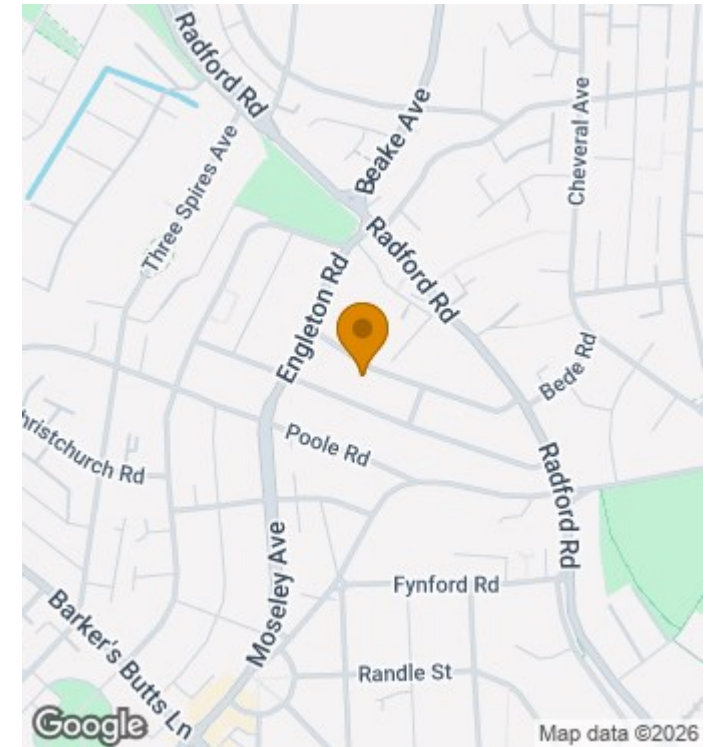
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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.

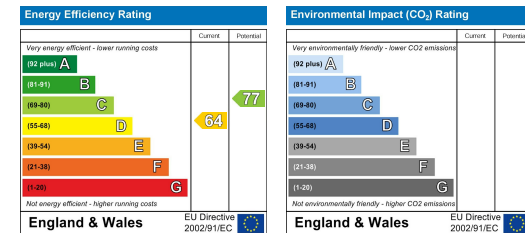
**Referrals** If Shortland Home have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Home'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 Home 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.

# Location Map



## EPC



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