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Tennyson Road  
CV2 5JD

# Tennyson Road

## CV2 5JD

Nestled in the charming Poets Corner area of Coventry, Tennyson Road presents a delightful opportunity to acquire a three-bedroom end terrace family home with the added bonus of a double garage. Spanning an impressive 1,701 square feet, this property boasts a spacious reception room, perfect for family gatherings or entertaining guests.

The heart of the home is undoubtedly the extended kitchen, which offers ample space for culinary creativity and family meals. The south-facing garden is a true gem, providing a sunlit retreat for outdoor relaxation and play. Additionally, the property features a convenient sunroom, enhancing accessibility and practicality for family life.

The Luxury Bathroom boasts both a bath and a step in shower.

With a drop kerb driveway providing parking for two vehicles and a secure double garage offering additional storage or workshop potential, this home ensures ease of access and convenience. The location is particularly advantageous, as it is close to a variety of amenities, making daily errands and leisure activities effortlessly accessible.

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selling quality  
property since 1995





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## Dimensions

### GROUND FLOOR

Entrance Porch  
1.55m x 1.45m

Hallway  
3.51m x 1.70m

Living Room  
6.71m x 3.28m

Living Area  
2.92m x 2.72m

Sunroom  
2.69m x 4.47m

Kitchen  
5.99m x 2.29m

### FIRST FLOOR

Bedroom  
5.36m x 3.33m

Bedroom  
3.18m x 3.12m

Bedroom  
1.75m x 2.03m

Bathroom  
3.66m x 1.65m

### SECOND FLOOR

Loft Room  
4.42m x 3.99m

### OUTSIDE

Garage  
5.66m x 5.92m

# Floor Plan



Total area: sq ft

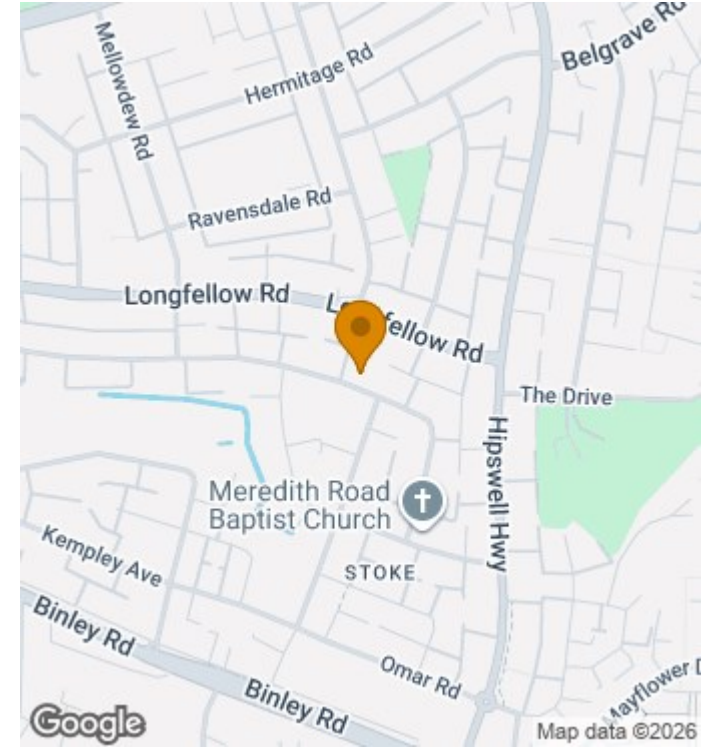
**Disclaimer**

**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 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

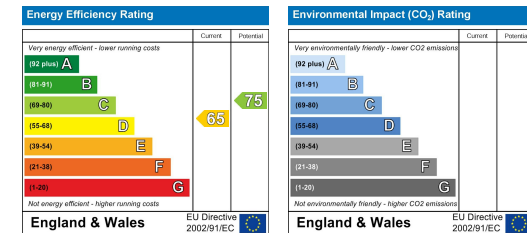
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

# Location Map



# EPC



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