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Property Experts



Dane Road
CV2 4JT

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****NO ONWARD CHAIN**PROBATE GRANTED**WALKING DISTANCE TO STOKE PARK SECONDARY SCHOOL****

Situated on the ever-popular Dane Road, this spacious three-bedroom end terraced property presents an excellent opportunity for buyers looking to create a fantastic long-term family home. Offering approximately 1,028 sq ft of accommodation, together with the added benefit of a garage to the rear, the property has been well cared for over the years and is now ready for a programme of modernisation, allowing the next owner to add their own style and value.

The ground floor comprises a welcoming entrance hallway, a generous through lounge with a bay window to the front and fireplace, creating an excellent space for both relaxing and entertaining. There is also a separate reception room offering flexibility as a formal dining room, family room or home office, whilst the fitted kitchen is complemented by a useful utility room with access to the rear garden.

To the first floor are three bedrooms, including two well-proportioned doubles, together with a family bathroom.

Outside, the property enjoys a low-maintenance front garden and a mature rear garden with paved seating areas, established planting and a greenhouse, providing an attractive outdoor space with plenty of scope to enhance. Beyond the garden is the added benefit of a detached garage, offering secure parking, storage or workshop potential.

Conveniently positioned close to a range of local amenities, reputable schools, University Hospital and excellent transport links, this property represents an ideal purchase for buyers seeking a spacious home with genuine potential to modernise and make their own.

selling quality
property since 1995









Dimensions

Entrance Hallway

1.65m x 3.81m

Lounge

3.23m x 7.34m

Reception Room

3.30m x 2.49m

Kitchen

2.13m x 3.91m

Utility Room

1.88m x 2.59m

FIRST FLOOR

Bedroom One

2.79m x 4.27m

Bedroom Two

2.82m x 3.73m

Bedroom Three

2.08m x 2.31m

Bathroom

1.91m x 1.65m

Floor Plan



Total area: 1028.00 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 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.

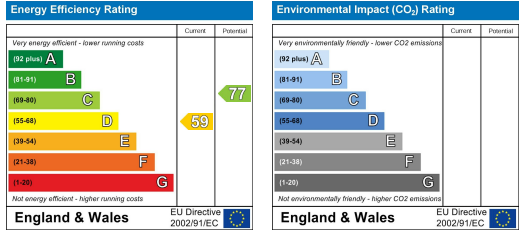
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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

Location Map



EPC



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