Pointons
independent estate agents



Dawson Road, Coventry
CV3 1FX
Guide Price £220,000
Freehold - Coventry City Council Band: A - EPC: D

Charming Three-Bedroom Period Home with Stunning Mature Garden

Nestled in the sought-after CV3 1FX area, this beautifully presented three-bedroom terraced home combines timeless character with modern living. Boasting an abundance of original period features, including sash windows and striking Minton tiled flooring to the entrance hall.

The welcoming entrance leads to a spacious lounge and separate dining area. The stylish fitted kitchen features contemporary units and ample workspace, a pantry completes the kitchen with access to additional store rooms to the rear

Upstairs, there are three well-proportioned bedrooms and a modern family bathroom. The family bathroom consists of a three piece white suite with a shower above the bath

A standout feature of this wonderful home is the stunning mature rear garden, a private oasis with established greenery, seating areas, and a tranquil atmosphere perfect for outdoor dining and gardening enthusiasts.

Situated within easy reach of local amenities, excellent transport links, and reputable schools, this property presents a rare opportunity to acquire a characterful home in a highly convenient location.







Entrance Hall
Open porch with door leading to entrance hall, Minton tiles to floor, coving to ceiling, stairs to 1st floor, doors to;

Living Room
12'0" x 11'10" (3.65m x 3.60m)
Bay window to front with sash windows, picture frame rail to all walls, feature fireplace, radiator to front, TV and Internet port.

Dining Room
12'0" x 11'10" (3.65m x 3.60m)
Picture rail to all walls, double doors to garden, TV and Internet port, curtain rail above door.

Kitchen
14'4" x 5'10" (4.36m x 1.79m)
Fitted with matching base and eye level units, space for gas cooker with extractor fan fitted above, stainless steel splashback behind oven, tiles to walls above worktop, door to under stair storage, opening to pantry, door to additional storeroom, two doors leading to garden.

Bedroom 1
12'5" x 11'1" (3.79m x 3.37m)
Picture rail to all walls, feature fireplace, sash window and radiator to rear, boiler cupboard to corner.

Bedroom 2
11'7" x 10'0" (3.52m x 3.06m)
Picture rail to all walls, feature fireplace, sash windows and radiator to front, curtain rail above window.

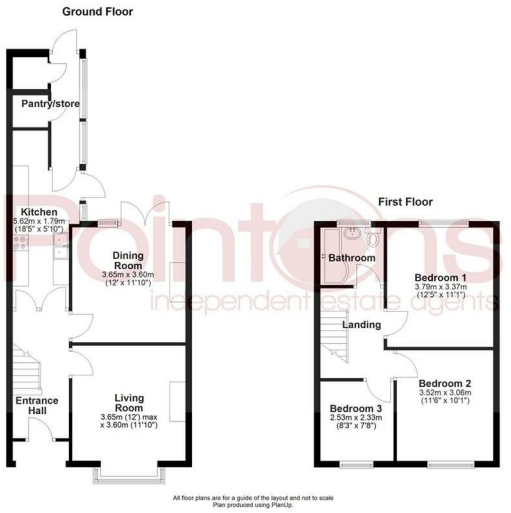
Bedroom 3
8'4" x 7'8" (2.53m x 2.33m)
Sash window and radiator to front, curtain rail above window

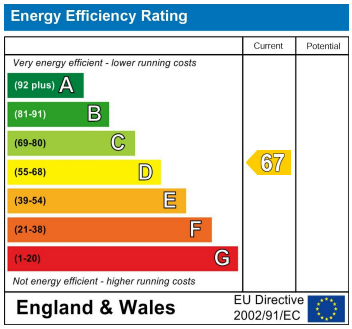
Bathroom
6'0" x 6'7" (1.83m x 2.01m)
Fitted with a three-piece suite comprising of a deep panelled bath with mixer taps, shower and shower screen fitted above bath, floating glass wash basin with mixer tap, close coupled WC, radiator and mirror to side,/window to rear.

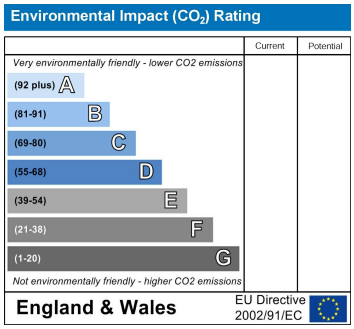
Good to Know
Tenure: Freehold
Floor area: 1097.46 sqft
Energy efficiency rating: D
Council tax band: A

Year built: 1900's
Vendor Position, NO CHAIN
Garden Facing: West
Loft: Insulated
Heating: Gas central heated

Disclaimer
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.













COVENTRY, CV1 2NT
coventry@pointons-group.com
024 7710 333
Company No: 7359350

NUNEATON, CV11 4AL
nuneaton@pointons-group.com
024 7637 3300
Company No: 6743033

ATHERSTONE, CV9 1AU
atherstone@pointons-group.com
01827 711911
Company No: 81323250

The Property Ombudsman

www.pointons-group.com