



## 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

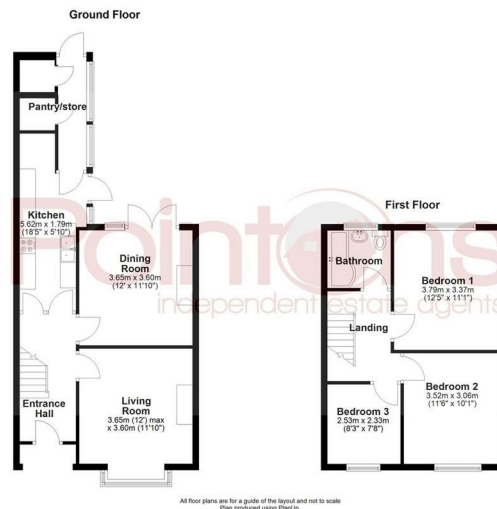
Garden Facing: West

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.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |



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