



yourdreampad



## 64 Dean Street Stoke, Coventry, CV2 4FB

**\*\* SENSIBLE OFFERS SERIOUSLY CONSIDERED \*\* IDEAL FOR FIRST TIME BUYERS/LANDLORDS \*\* STRIPPED DOORS \*\* EXPOSED FLOORBOARDS \*\*** A truly wonderful and charming, traditional 'two up, two down' end-terraced property, lying within this quiet side-road location, close to the city centre. Beautifully decorated and with many attractive features, the property certainly deserves an inspection and should prove to be the perfect starter home or investment opportunity. Briefly comprising of a lounge, rear sitting room with open staircase, kitchen and bathroom. There are two double bedrooms and a very sunny, enclosed rear garden. INTERESTED? THEN PLEASE CALL TODAY TO BOOK YOUR VIEWING.

### SETTING

Dean Street is a much sought after position, popular with house buyers for many years due to the close proximity of the city centre together with a selection of daily amenities including shops and regular bus services, especially those found in Ball Hill. The local area is also well served by a number of main roads such as the Binley Road, Walsgrave Road and the A444, enabling easy access to areas, to the north and east of the city.

**£175,000**

# 64 Dean Street

Stoke, Coventry, CV2 4FB



- DELIGHTFUL END-TERRACED HOME
- SOUTH FACING REAR GARDEN
- TWO GOOD SIZED BEDROOMS
- EXCEPTIONAL CONDITION THROUGHOUT
- WITHIN EASY REACH OF TOWN
- IDEALLY SUITED TO FIRST TIME BUYERS
- GAS HEATING, DOUBLE GLAZING
- TWO STUNNING RECEPTION ROOMS

## ON THE GROUND FLOOR

Lounge

11'1 x 11'1 into chimney breast

Rear Sitting Room

14'7 max x 11'2 into chimney breast

Kitchen

8'11 x 6'1

Bathroom

5'1 x 4'2

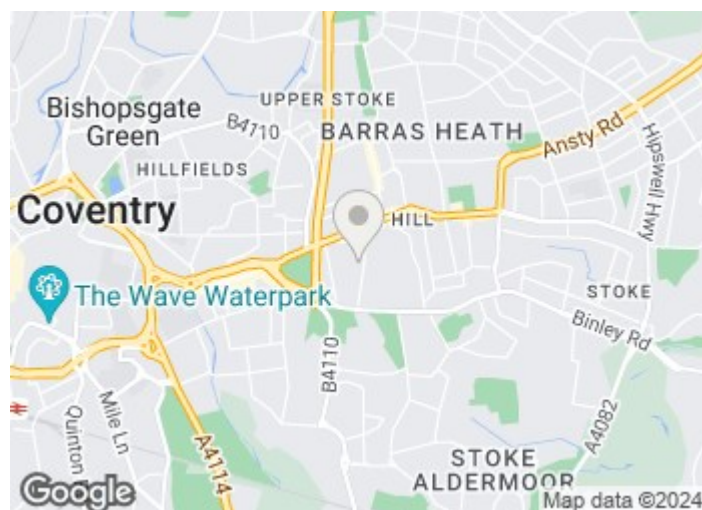
## ON THE FIRST FLOOR

Bedroom No.1

11'1 x 10'9 into chimney breast

Bedroom No.2

11'9 x 11'1 into chimney breast



[Directions](#)



**yourdreampad**  
Quality. This time, next time, every time.

# Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		50	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	