

Property details approval form

20 Dallington Road, Coventry, West Midlands, England, CV6 1GB

Date: 19 June 2025

Property Ref and Version: COV322397 - 0002

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Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

offers in the region of £250,000

Tenure: Freehold

○ Key Features

- > Energy Rating: Awaited
- > Three Bedroom Semi detached
- > Lounge Through To Dining Room
- > Fitted Kitchen
- > Sun Room
- > Garage & Driveway
- > No Upward Chain

○ Short Description

Here is an excellent opportunity to acquire a freehold traditional three bedroom sem-detached residence situated with the highly popular residential vicinity of Coundon.

Offered for sale with vacant possession and no upward chain, early inspection is highly recommended.

○ Long Description

Here is an excellent opportunity to acquire a freehold traditional semi-detached residence situated with the highly popular residential vicinity of Coundon.

Offered for sale with vacant possession and no upward chain, early inspection is highly recommended.

Having the benefit of gas central heating and majority Upvc double glazed windows. The accommodation briefly comprises: entrance hall, a spacious lounge, dining room, fitted kitchen and a sun room. To the first floor there is a landing, three bedrooms and a fitted shower room.

Outside a side driveway provides parking for several vehicles with side access leading to a particularly extensive rear garden including a garage.

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This property requires a certain degree of general modernisation and upgrading however affords first class potential.

○ **Directions**

○ **Agents Note**

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○ Room Description

Storm Porch

Entrance Hall

Stairs to first floor with understairs storage.

Lounge

12' 4" x 10' 9" (3.76m x 3.28m)

Glazed door to conservatory, feature brick built fireplace with gas fire and radiator.

Dining Room

11' 8" x 11' 1" (3.56m x 3.38m)

Double glazed window to the front elevation, gas fire with brick surround, radiator and glazed sliding door to lounge.

Fitted Kitchen

9' 9" x 7' 2" (2.97m x 2.18m)

wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces. Integrated electric oven and gas hob with cookerhood over, plumbing for automatic washing machine, space for domestic appliance, internal double glazed window to the rear elevation and double glazed door leading to the rear garden.

Conservatory

17' 3" max x 8' 7" max (5.26m max x 2.62m max)

Windows and doors to the rear and side elevations.

First Floor Landing

Doors to:

Bedroom One

11' 9" x 12' 5" (3.58m x 3.78m)

Double glazed window to the front elevation, built-in wardrobe and radiator.

Bedroom Two

12' 4" x 9' 4" (3.76m x 2.84m)

Window to the rear elevation, built-in wardrobe and radiator.

Bedroom Three

8' 6" x 7' 3" (2.59m x 2.21m)

Double glazed window to the front elevation, built-in cupboard over stairs and radiator.

Shower Room

Tiled, comprising shower cubicle, wash hand basin set into vanity unit, toilet and double glazed window to the rear elevation

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○ Room Description

Outside

Front Of Property

Walled foregarden with access to side driveway providing off road parking.

Rear Garden

Fully enclosed garden with a paved and decked area with established tree, shrub and flower borders, outside garden hose and garden shed.

Timber Garage

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○ Property Images



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Property Images

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○ Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

○ Approval

Signature		Date
Noel Rowley		
Mr A. Wilson		