

Floor Plan



EPC

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	

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.



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Dawson Road
Stoke CV3 1FX



£209,995

Bedrooms 3
Bathrooms 1

Step into a home where warmth, character and contemporary style come together effortlessly. In the heart of Stoke, Coventry, this beautifully presented three-bedroom terrace offers more than just a place to live. It invites you into a lifestyle full of comfort, convenience and a real sense of community. With local shops, schools and excellent transport options all within easy reach, everything you need is close by.

The entrance porch welcomes you with the striking charm of original Minton tiles, which continue through the hallway, setting the tone for the blend of period features and thoughtful modern updates throughout. A calm, neutral colour palette flows through the ground floor, enhancing the natural light that fills each space.

The living room provides a cosy, inviting setting with a gas fire at its heart and elegant bi-fold doors that open into the dining room. This clever design allows for a bright open-plan feel or the option to create two distinct spaces, depending on your mood or occasion. Patio doors from the dining area lead directly into the rear garden, creating an easy flow between indoor and outdoor living.

At the rear, the extended galley kitchen completed in 2018 offers a bright and stylish space for cooking and gathering. High-gloss cabinetry, sleek tiled flooring, spotlights and room for all your appliances make this kitchen both practical and visually appealing. It's a space the current owners adore for its light, openness and connection to the garden beyond.

Upstairs, three well-proportioned bedrooms include two generous doubles and a single, each thoughtfully decorated and ready to enjoy. The contemporary family bathroom is finished to a high standard, offering a calm space for your daily routine.

Outside, the garden offers a peaceful escape with a lovely stone patio ideal for morning coffees or evening drinks. Brick walls and quality fencing provide privacy and shelter, while the low-maintenance artificial lawn keeps the space green and inviting all year round.

The owners speak fondly of the kitchen's brightness, the character-filled tiles in the hallway and porch, the quiet and friendly atmosphere, and the genuine sense of neighbourly community.

From morning light in the kitchen to summer evenings in the garden, this home is ready to be enjoyed from day one. It's ideal for first-time buyers, families or anyone seeking a charming blend of old and new in a well-connected part of Coventry.

GOOD TO KNOW:
Tenure: Freehold
Vendors Position: Purchasing a new build property



GROUND FLOOR

Hall

Lounge

12' x 11'7

Dining Room

12' x 11'1

Kitchen

24'8 x 6'11

FIRST FLOOR

Landing

Bedroom 1

12' x 11'1

Bedroom 2

11'7 x 10'2

Bedroom 3

8'6 x 7'6

Bathroom

OUTSIDE

Rear Garden

Front Garden