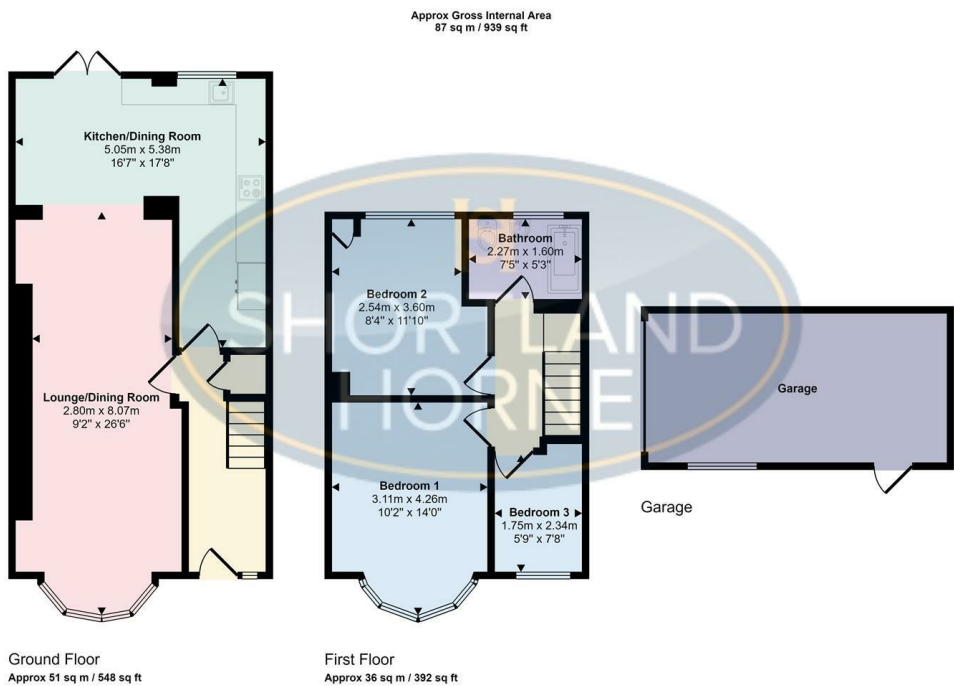
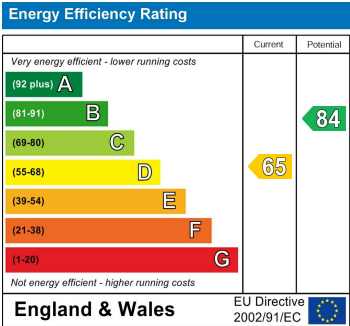


Floor Plan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

EPC



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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Dennis Road
Wyken CV2 3HR



£240,000

Bedrooms 3
Bathrooms 1

Located on Dennis Road in Wyken, this extended three-bedroom terrace offers spacious and flexible family living in a convenient and well-connected area. The property combines traditional charm with modern practicality, featuring a double bay frontage, generous lounge, and a contemporary kitchen diner that opens onto the rear garden. With good schools, local amenities, and excellent road links close by, it is perfectly suited for families and first-time buyers looking for a home that works for everyday life.

Step inside and the sense of space and light is immediately apparent. The lounge is bright and welcoming, with a wide bay window at the front that fills the room with natural light. It provides a versatile area for relaxing, entertaining, or simply spending quality time with the family. At the rear, the full-width extension has created a kitchen and dining space that is the heart of the home. This modern area is fitted with plenty of cupboards and work surfaces, a five-ring gas hob, and all the essentials for everyday cooking. There is ample space for a dining table, making it perfect for family meals, homework sessions, or social gatherings, with patio doors that lead seamlessly into the garden for easy indoor-outdoor living.

Upstairs, three bedrooms provide plenty of room for a growing family. The main bedroom at the front is bright and spacious, while the second overlooks the garden and offers a peaceful retreat. The third bedroom is a flexible space that can be used as a child's room, nursery, or home office. The family bathroom is fully tiled and practical, featuring a bath with shower over, a wash basin, and a WC, making it well suited to the busy morning routine.

The rear garden is private and secure, with a paved patio area ideal for outdoor dining or relaxing, leading onto a lawn bordered by neat fencing. Children can play safely while adults enjoy a moment to unwind. To the rear, a garage provides valuable storage and secure parking, completing the practical aspects of this family-friendly home.

Dennis Road is close to excellent local schools, nearby shops, and green spaces for outdoor activities. Coventry city centre is within easy reach, and road links via the A46 and M6 make commuting to Birmingham, Warwick, and surrounding areas straightforward.

What the current owners love most is the flexibility this home offers. The extended kitchen diner has become the hub of family life, a space where cooking, dining, and everyday living flow together effortlessly. The lounge provides a comfortable retreat, and the bedrooms upstairs offer space for everyone to enjoy privacy when needed.

GOOD TO KNOW:
Tenure: Freehold
Vendors Position: Buying a new build property and will be moving into the property in October 2025.
Parking Arrangements: Street Parking
Council Tax Band: B
EPC Rating: D
Total Area: Approx. 939 Sq. Ft (excluding garage)



GROUND FLOOR

Hallway

Lounge/Dining Room

26'6 x 9'2

Kitchen/Dining Room

17'8 x 16'7

FIRST FLOOR

Landing

Bedroom 1

14' x 10'2

Bedroom 2

11'10 x 8'4

Bedroom 3

7'8 x 5'9

Bathroom

7'5 x 5'3

OUTSIDE

Rear Garage

Rear Garden

Front Garden