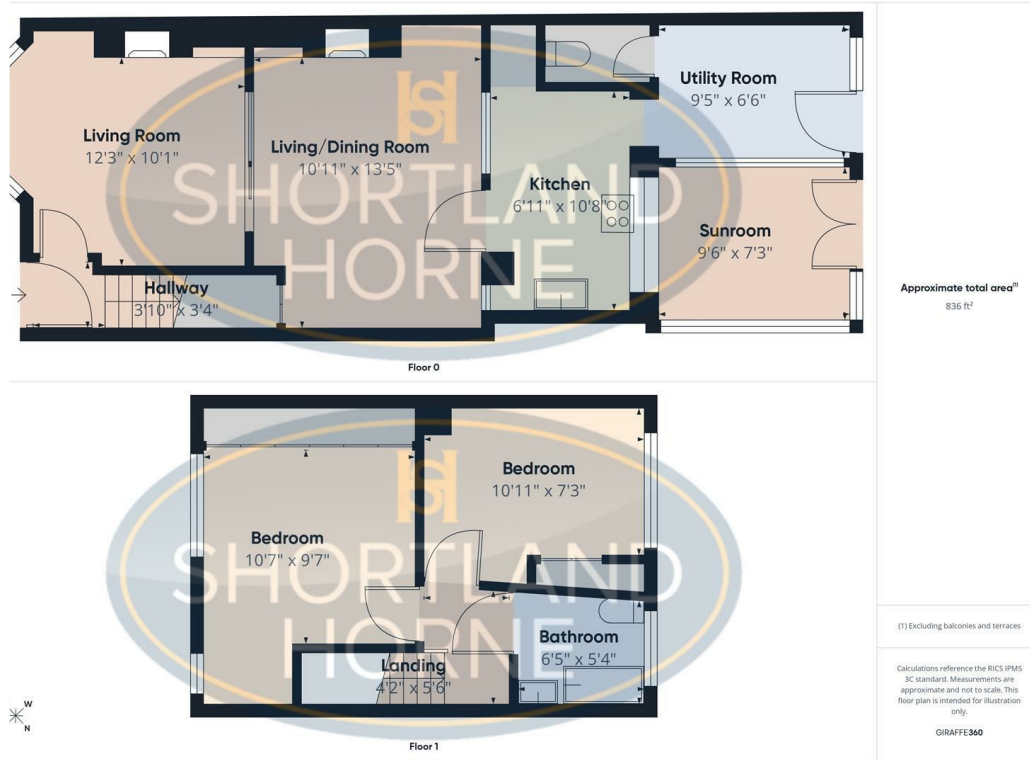
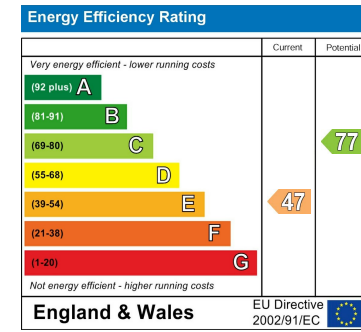


## Floor Plan



## 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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**visit:** shortland-horne.co.uk

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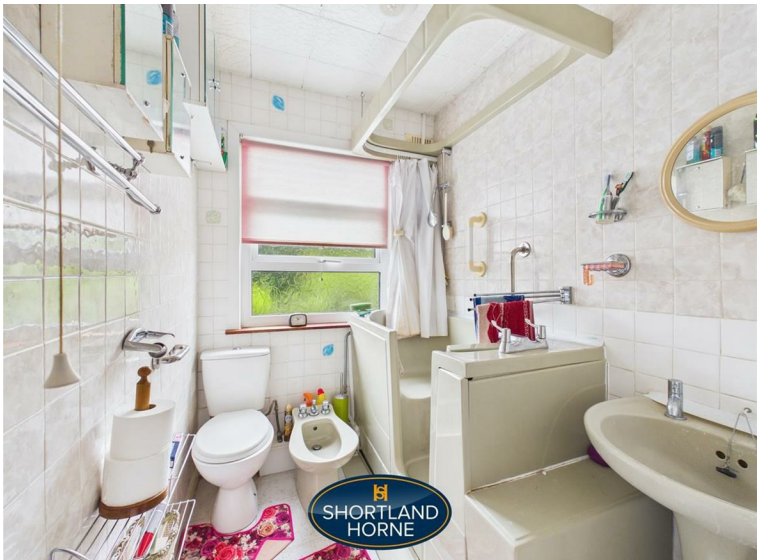
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**Dennis Road**

**CV2 3HS**



## £195,000 Offers Over | Bedrooms 2 Bathrooms 1

Situated on the ever popular Dennis Road in Wyken, this traditional two bedroom mid terrace home presents an excellent opportunity for buyers looking to create a property tailored to their own taste and style. Requiring a programme of modernisation throughout, the property offers well proportioned accommodation and plenty of scope to add value.

Stepping inside, a compact porch leads into the entrance hallway and through to the front reception room, where a bay window allows natural light to pour in, creating a bright and welcoming atmosphere. Sliding doors connect to a second reception room, offering flexible living and dining space, while the kitchen, utility area, ground floor WC and sun room provide further potential for improvement and reconfiguration.

Upstairs, the property features two generously sized bedrooms, including a principal bedroom with fitted wardrobes and excellent natural light. The family bathroom is fully tiled and currently benefits from a disabled accessible bath.

To the front, the property enjoys a garden which enhances its kerb appeal and provides a welcoming approach. The enclosed rear garden has been designed for ease of maintenance with artificial grass, creating a private outdoor space to enjoy throughout the year. A garage is positioned within the rear garden and is currently utilised for storage, offering useful additional space for tools, bicycles and household items. On street parking is available to the front.

Ideally located close to University Hospital Coventry, a range of local shops, supermarkets and everyday amenities, the property is also well placed for highly regarded schools including Stoke Heath Primary School, Richard Lee Primary School, Caludon Castle School and Lyng Hall School. Excellent road links via the A444, M6, M69 and Coventry city centre make this a convenient choice for commuters, first time buyers, investors and those seeking a renovation project with fantastic potential.



### GROUND FLOOR

Porch	
Hallway	
Reception room 1	12'3 x 10'1
Reception room 2	10'11 x 13'5
Kitchen	6'11 x 10'8
Utility room	9'5 x 6'6
W/C	
Sunroom	9'6 x 7'3

### FIRST FLOOR

Landing	
Bedroom 1	10'7 x 9'7
Bedroom 2	10'11 x 7'3
Bathroom	
OUTSIDE	
Front garden	
Rear garden	
Garage	