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Tennyson Road
Poets Corner CV2 5HZ

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A deceptively spacious and thoughtfully extended three-bedroom end terrace home occupying a generous plot within the highly sought-after Poets Corner area of Coventry. Offering approximately 860 sq. ft. of well-proportioned accommodation, together with a private driveway, useful utility space, ground floor WC and an enclosed rear garden, this property is ideally suited to families, first-time buyers and professionals alike.

The accommodation begins with a welcoming entrance hallway leading through to a bright and spacious living room, featuring a charming bay window that floods the room with natural light and creates an ideal space for relaxing and entertaining.

To the rear, the property has been extended to provide an impressive open-plan kitchen and dining area, offering excellent everyday living space with direct access to the garden. The extended layout creates a sociable heart of the home, perfect for family life and hosting guests. A useful utility/laundry room and convenient ground floor WC further enhance the practicality of the accommodation.

To the first floor, a landing leads to three bedrooms, comprising two

Situated in the ever-popular Poets Corner district of Coventry, this property enjoys a convenient residential setting with an excellent range of local amenities nearby. The area is particularly popular with families, first-time buyers and commuters thanks to its established community feel, well-regarded schools and superb transport connections.

A variety of everyday amenities can be found within easy reach, including supermarkets, local shops, cafés and healthcare facilities, while Coventry City Centre is approximately two miles away, offering an extensive selection of retail, leisure and dining options. The area also benefits from regular bus services and convenient access to Coventry Railway Station.

For families, the property is well placed for several highly regarded schools, including Ravensdale Primary School, Stoke Park School and Caludon Castle School, making it an attractive choice for those with children of all ages.

The location is also ideal for commuters, with straightforward access to the A46, M6 and M69 motorway networks, providing links to Birmingham, Leicester, Warwick and the wider Midlands region. University Hospital Coventry and Warwickshire is also within easy reach, making the area particularly appealing for healthcare professionals.

Poets Corner is widely regarded as a desirable residential area, offering a blend of characterful homes, strong local amenities and excellent connectivity, creating an ideal environment for modern family living. Local residents frequently highlight the area's convenience, access to shops and transport links, and community atmosphere.

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Dimensions

GROUND FLOOR

Entrance Hallway
3.76m x 1.55m

Living Room
4.80m x 35.36m

Kitchen
2.18m x 5.23m

Kitchen
2.77m x 3.51m

W/C
0.86m x 1.37m

Laundry
1.75m x 1.35m

FIRST FLOOR

Bedroom
3.78m x 2.95m

Bedroom
3.12m x 3.23m

Bedroom
2.31m x 2.11m

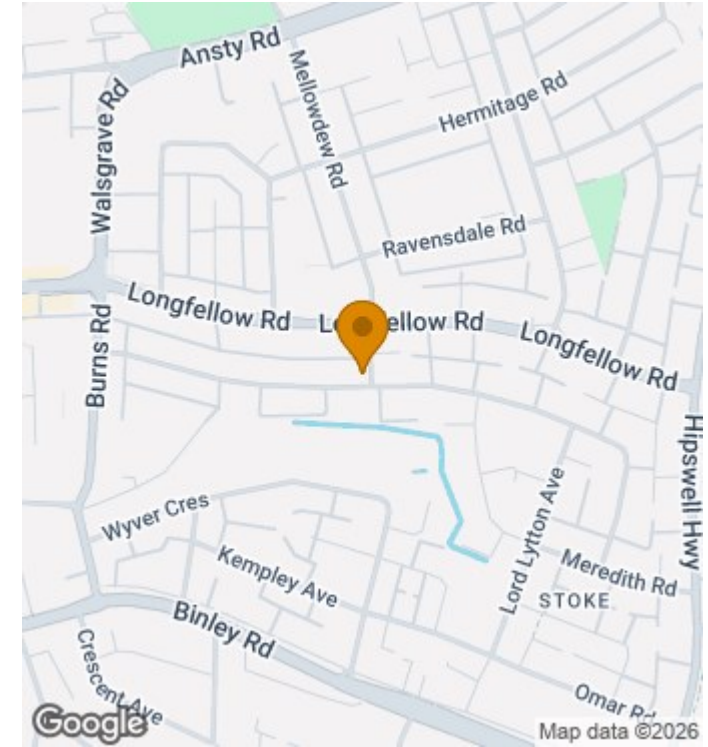
Bathroom
1.68m x 1.85m



Floor Plan



Location Map



Total area: sq ft

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

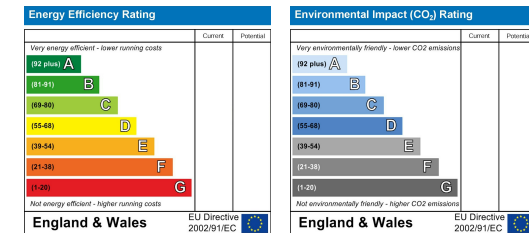
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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, 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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