



5 DENNIS ROAD COVENTRY, CV2 3HL

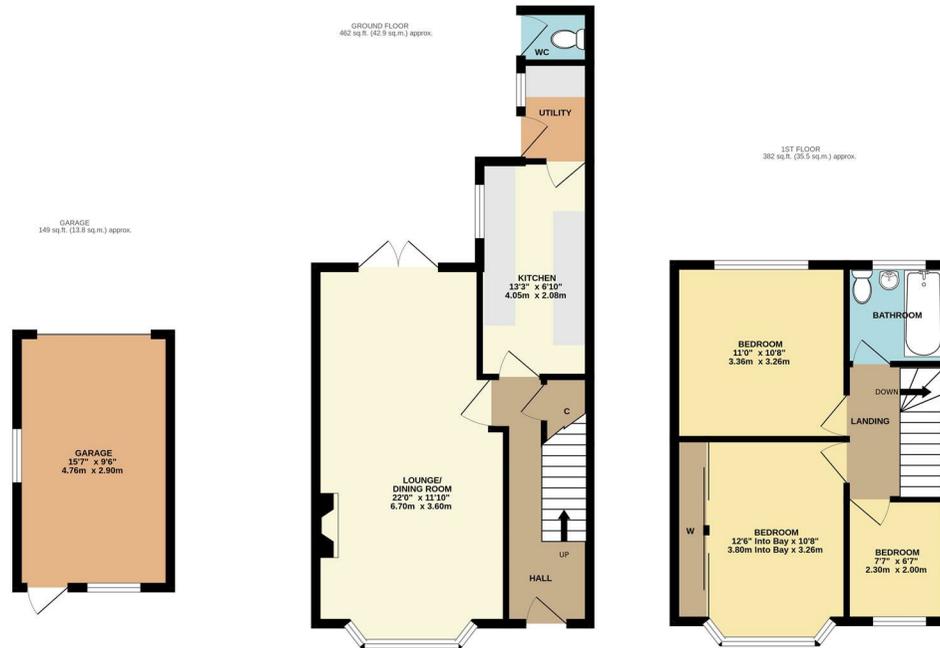
£220,000
FREEHOLD

James Whalley is delighted to present this well-presented three-bedroom terraced family home to the market.

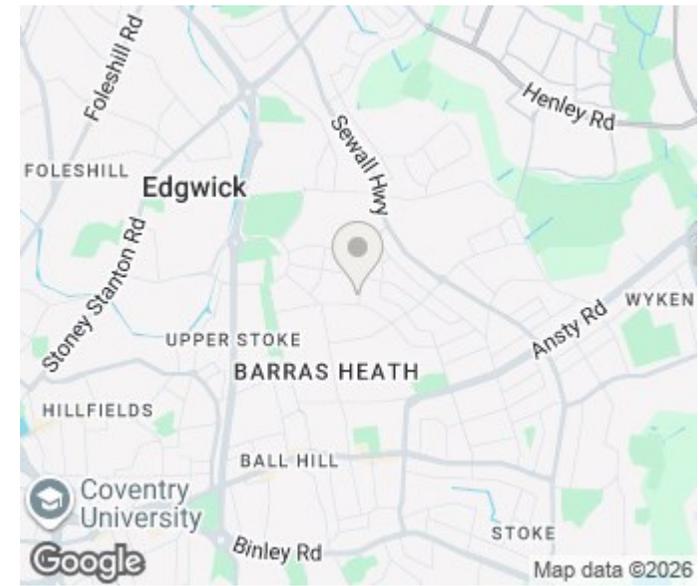
Upon entering, you are welcomed by a bright and inviting hallway, fully tiled throughout. The ground floor boasts a spacious through lounge/diner, enhanced by a beautiful bay window to the front and two French doors to the rear, allowing plenty of natural light and providing seamless access to the garden. The property also benefits from a well-appointed galley-style kitchen, followed by a useful utility area and a convenient outside WC.

To the first floor, you will find a modern family bathroom, a generous main bedroom with fitted wardrobes, a second double bedroom, and a comfortable single bedroom.

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TOTAL FLOOR AREA : 993 sq.ft. (92.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	

EPC Rating: Council Tax Band: A

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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