

Connells

Dorchester Way
Coventry

Dorchester Way
Coventry CV2 2JA

for sale
£260,000







Property Description

This well-presented three-bedroom home is situated in a popular residential area of Coventry, offering comfortable and practical living accommodation ideal for first-time buyers, growing families, or investors. The property features a spacious lounge, providing a welcoming space to relax and entertain, along with a fitted kitchen complete with a range of integrated appliances.

To the first floor are three bedrooms, all served by a modern family shower room. Outside, the property benefits from a rear garden, offering space for outdoor enjoyment, gardening, or family activities.

Further advantages include a private driveway providing off-road parking and a garage, ideal for additional storage, secure parking, or workshop use. Conveniently located close to local amenities, schools, and transport links, this property presents an excellent opportunity to acquire a well-maintained home in a sought-after location.

Approach

Porch door leads through to front door, leading to:

Lounge

Window to the front, patio doors to the rear leading to garden, door through to kitchen and staircase leading to first floor.

Kitchen

Fitted with a range of base and wall mounted units with complementary work surfaces, stainless steel sink and drainer unit with mixer tap, appliances to include built-in electric oven and hob with cooker hood above, integrated fridge freezer, window and door to the rear overlooking and leading to garden.

First Floor Landing

Staircase rising from the lounge.

Bedroom One

Built-in wardrobe providing hanging and shelving space, window to the front.

Bedroom Two

Window to the rear overlooking garden.

Bedroom Three

Window to the front.

Family Shower Room

Fitted with low level WC, wash hand basin fitted into vanity unit, shower cubicle and obscure glazed window to the rear.

Outside

Front Of Property

To the front of the property there is a driveway providing off road parking and giving direct access to garage.

Rear Garden

Enclosed rear garden laid mainly to lawn with patio area.

Garage

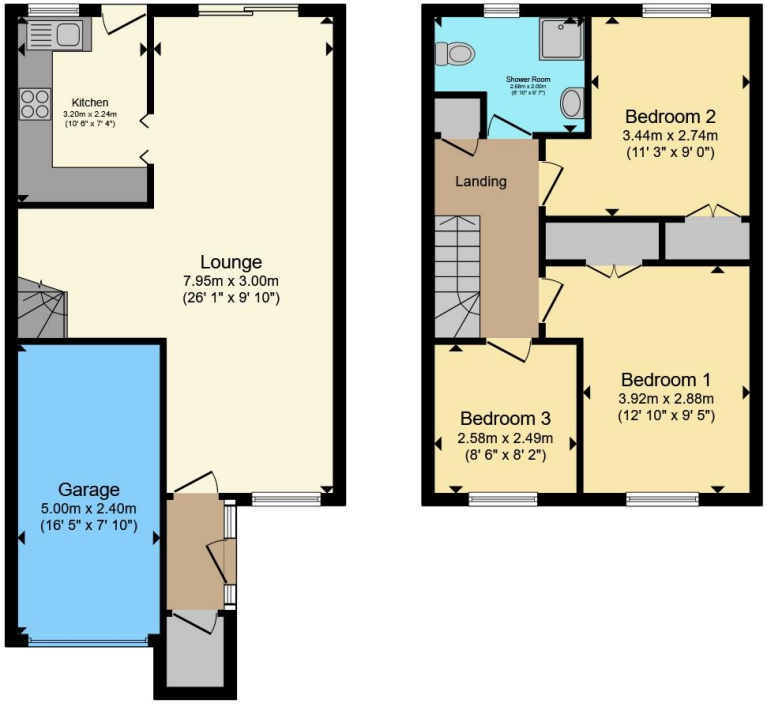
Up and over door light and power.

Buyer Aml Fee

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







Ground Floor **First Floor**





Total floor area 99.0 m² (1,065 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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38 New Union Street
COVENTRY CV1 2HN

EPC Rating: C

Council Tax Band: C

view this property online connells.co.uk/Property/COV324307

Tenure: Freehold

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS 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. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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