



HR ESTATE AGENTS

3 Bedrooms

House - Mid Terrace

£220,000

Located in

Coventry





# Dennis Road

Coventry | CV2 3HL



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.

Externally, the property offers hardstanding to the front and rear access to a storage garage, providing additional practicality.

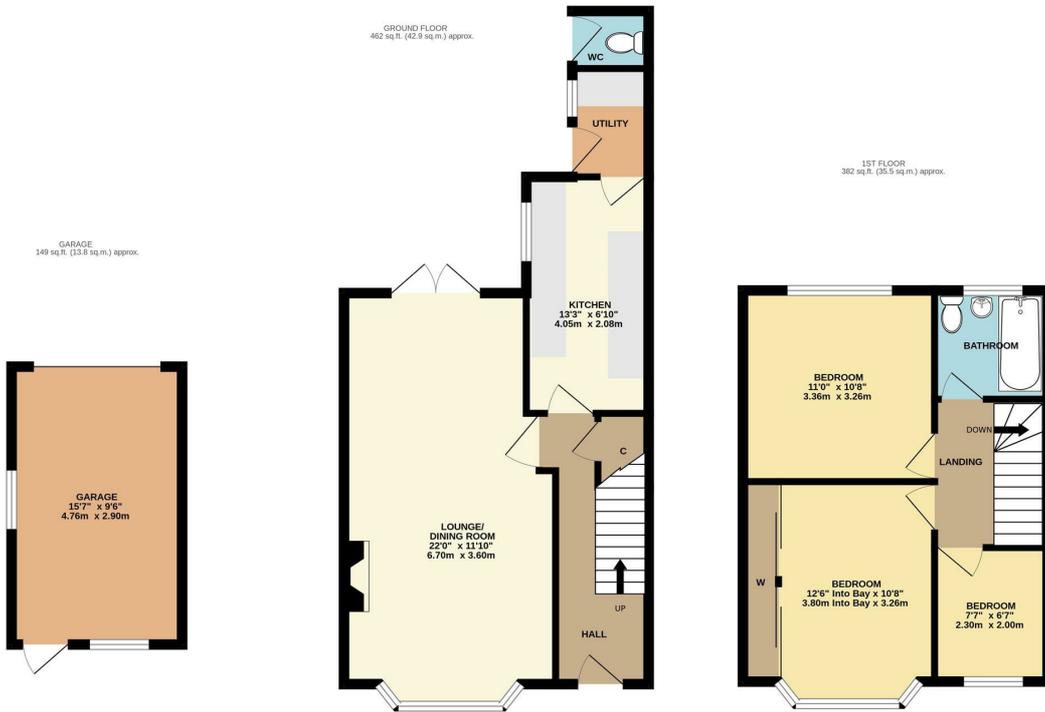
Early viewing is highly recommended — call now to arrange your appointment.

# Dennis Road

£220,000 Freehold



- Three Bedrooms
- Same Owner Since 2012
- Double Glazed & Central Heating
- Good Condition Throughout
- 2.5 Miles From Coventry City Centre
- Modern Family Bathroom
- Hard Paved Standing To Front
- Garage
- 1.6 Miles To UHCW



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.  
Made with Metropix 6/2009.

# Council Tax Band A

## Local Authority

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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 Coventry  
 CV3 4FJ

