



30 Dennis Road,
Coventry, CV2 3HN

offers over £150,000

For Sale



3



1



2



- Would benefit from updating
- Stone bay terraced home - No Chain
- Shops, buses and schools nearby
- Hall, Lounge, Dining room & Kitchen
- Useful Utility and GF WC
- 3 bedrooms and bathroom
- Good sized garden and Garage

Location: From Ansty Rd, left into Sewall highway, left before Blackberry Lane lights into Dennis Rd

**Paul
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Homes**

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Floorplan

For identification purposes only- NOT TO SCALE
Position of doors & windows are approximate



A three bedroomed home located off Sewell Highway with shops buses and schools not far away. The property has double glazing but would benefit from updating etc.

Briefly, it comprises, open Porch, Hallway, Lounge with sliding doors to the Dining Room, good sized Kitchen with Utility area and WC while upstairs are 3 bedrooms and a bathroom. There are front and rear gardens and a Garage with rear car access

Hallway	With uPVC double glazed front door and store cupboard
Lounge	3.95 x 3.57 - (13'0" x 11'9") Into front stone bay with sealed unit double glazing and sliding doors to:
Dining room	3.57 x 3.26 - (11'9" x 10'8") With sliding doors to a rear utility ar
Kitchen	3.90 x 2.40 - (12'10" x 7'10") With double drainer sink unit and door to
Utility	A useful sitting or utility area with door to the rear garden, plus door to GROUND FLOOR WC
First floor	
Front bedroom 1	3.19 x 2.80 - (10'6" x 9'2") With double glazed bay window and range of fitted wardrobes
Rear bedroom 2	3.26 x 3.00 -(10'8" x 9'10") With double glazed window, airing cupboard and fitted wardrobes
Front bedroom 3	2.64 x 1.60 - (8'8" x 5'3") with double glazed window
Bathroom	With walk in bath with shower over, wash basin and low level WC
Outside	Deep front garden with path to the front porch and door. Rear garden is paved with a brick garage and rear car

Tenure	Freehold
Council Tax	Band A

These details were prepared following our inspection, and information provided by our clients, when the property was first placed on sale. Every care has been taken to ensure accuracy, but these details, including measurements, are for general guidance only. We have not carried out any form of survey on the property or tested any appliances or services and cannot verify they are in working order or fit for purpose and would advise a buyer to satisfy themselves by inspection and/or professional advice in relation to this or any other aspect of these details.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	36	
(1-20)	G		
Not energy efficient - higher running costs			

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