



 **2**  
Bedrooms

 **1**  
Bathroom



Welcome to your new home in Walsgrave! This charming semi-detached property, nestled in a peaceful cul-de-sac, offers the perfect blend of comfort and convenience.

Step inside to discover a welcoming entrance hallway leading to a cosy lounge, ideal for relaxing evenings with loved ones. The heart of the home lies in the kitchen/diner, complete with oven and gas hob, ample storage, and space for all your culinary adventures.

Upstairs, two generously sized bedrooms await, each boasting built-in storage solutions to keep your space clutter-free. The family bathroom, with its stylish tiles and convenient electric shower over the bath, ensures mornings are a breeze.

Outside, you'll find a well-maintained garden to the front, while the rear garden offers a delightful space for outdoor gatherings and summer barbecues, surrounded by lush shrubbery.

With the added bonuses of gas central heating and double glazing, comfort is guaranteed all year round. Plus, with off-road parking, commuting is a breeze, thanks to easy access to the M6 and A46.

Conveniently located near Walsgrave Hospital and a range of supermarkets, including Tesco, Aldi, and Asda, as well as esteemed schools like Grace Academy and Cardinal Wiseman, this property truly ticks every box for modern family living.

Good to know:

- Vendors position - moving into a new build June/July 2024.
- Council Tax Band - B - £1786.
- EPC Rating - C
- Internal area - 56 Square meters / 602 Square foot
- Freehold
- The boiler is located in the kitchen - Brand: Valliant. Age: installed 2010. Last serviced March 2024.
- Loft - access via the landing, no ladder, part boarded.

· If rented we estimate a potential rental value of £950pcm.

#### Room Measurements (ft)

Lounge - 14.00 x 12.60

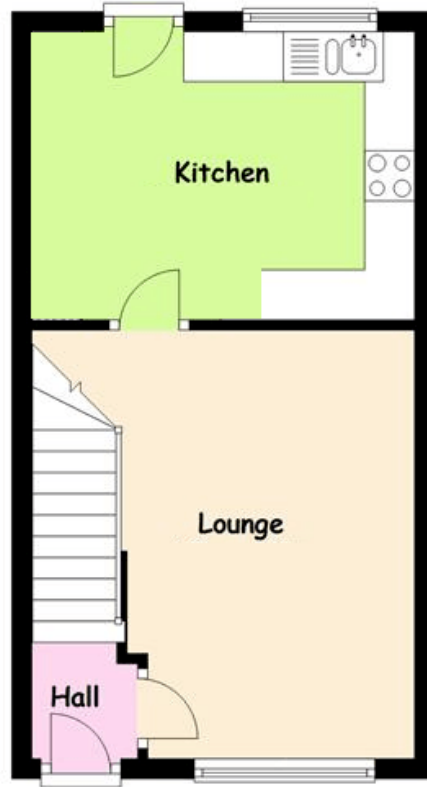
Kitchen/Diner - 12.55 x 9.22


Bedroom (rear) - 8.27 x 12.58

Bedroom (front) - 8.52 x 12.58

Bathroom - 6.48 x 6.58

**Ground Floor**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Address: Walsgrave On Sowe, CV2

