



## 18 Dunsville Drive Walsgrave, Coventry, CV2 2HS

A modern style, semi-detached family sized home lying within a peaceful cul-de-sac, on the very north-eastern edge of the city. Fully modernised and tastefully decorated, this excellent home really needs to be viewed, has a very pleasant open outlook and features an expertly converted garage to create a most useful home office/playroom or occasional fourth bedroom. Briefly comprising of a porch, good sized office/ bedroom no.4, delightful lounge, well fitted 18ft kitchen/diner and conservatory. There are three double sized bedrooms and a stylish, newly fitted bathroom. A broad coloured block paved driveway allows off-road parking for several vehicles. The rear garden is a good size. INTERESTED? THEN PLEASE CALL TODAY TO BOOK YOUR VIEWING.

### SETTING

Walsgrave is an ideally situated position, well served by a wide range of first class amenities including various daily shops and superstores, schools for all ages and transport services. The position is perfect for the M6/M69 junction, enabling easy access to the midland motorway network. The location is also a short drive from the University Hospital.

£279,950

# 18 Dunsville Drive

Walsgrave, Coventry, CV2 2HS



- HIGH QUALITY 3-4 BEDROOM SEMI
- OFFICE OR GROUND FLOOR BEDROOM
- THREE GENEROUS SIZED BEDROOMS
- LOVELY, QUIET CUL-DE-SAC
- SPACIOUS WELL FITTED KITCHEN/DINER
- EXCELLENT HOME FOR FAMILIES
- DOUBLE GLAZING, MODERN BOILER
- CONSERVATORY OVERLOOKING THE GARDEN

## ON THE GROUND FLOOR

Porch  
4' x 2'9

Office/Bed No.4  
15'6 max x 7'4

Excellent Lounge  
15'1 x 10'8

Full Width Kitchen/Diner  
18'5 x 8'5

Quality Conservatory  
9'2 x 8'8

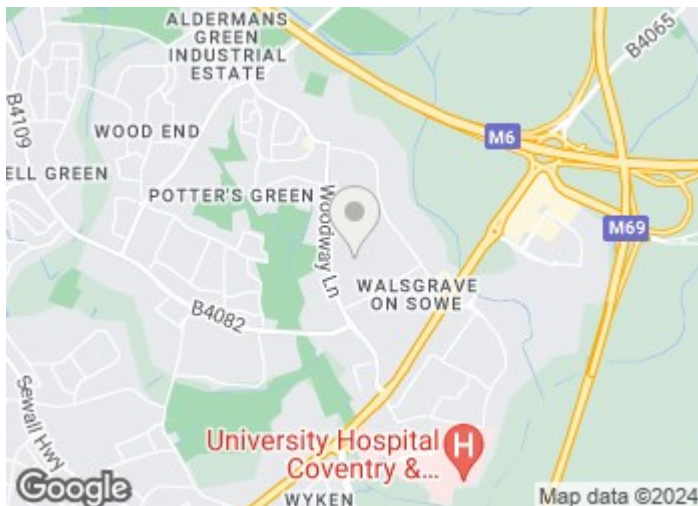
Bedroom No.1  
13'6 max x 9'7

Bedroom No.2  
10'3 x 8'8

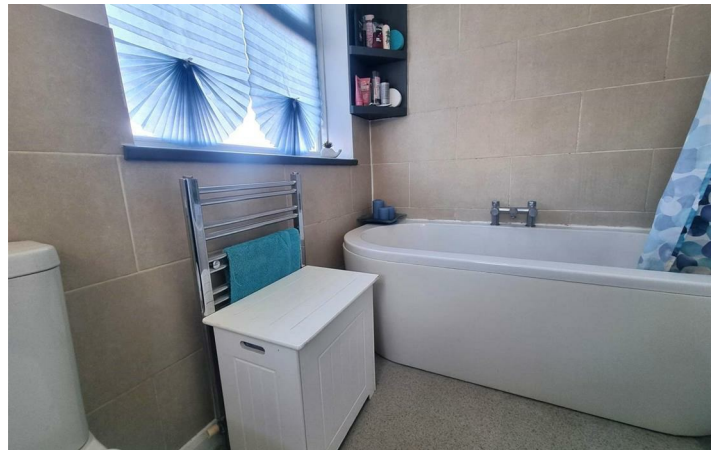
Bedroom No.3  
8'6 x 8'5

Stylish Bathroom  
8'1 x 5'6

## ON THE FIRST FLOOR



[Directions](#)



# Floor Plan



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) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</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	