



**Connells**

Blackshaw Drive  
Walsgrave On Sowe Coventry



# Blackshaw Drive Walsgrave On Sowe Coventry CV2 2PW

for sale  
**£290,000**



## Property Description

Located in the residential area of Walsgrave area of Coventry this detached family home is close to the University Hospital, local amenities and is within easy access to M6 motorway links. The accommodation briefly ground floor guest w/c, lounge, dining room and a fitted kitchen. To the first floor there are three bedrooms and a fitted bathroom. Outside there is a driveway providing off road parking, garage and a rear garden.

## Approach

Double glazed front door.

## Porch

Laminate flooring and internal door to;

## Entrance Hall

Double glazed window to the side elevation, radiator and laminate flooring.

## Guest W/C

Comprising, toilet, wash hand basin, laminate flooring, radiator and extractor fan.

## Lounge

18' 2" x 11' 10" max ( 5.54m x 3.61m max )  
Double glazed window to the front elevation and radiator. Through to:

## Dining Area

13' 7" x 7' 5" plus recess ( 4.14m x 2.26m plus recess )  
Double glazed patio doors opening onto the rear garden and radiator.

## Fitted Kitchen

10' x 7' 2" ( 3.05m x 2.18m )  
Wall and base mounted units incorporating an inset single drainer sink unit with work surfaces.. Integrated electric oven and gas hob with cookerhood over, plumbing for automatic washing machine, space for domestic appliance, double glazed window to the rear elevation.

## First Floor Landing

Double glazed window to the side elevation and doors to;

## Bedroom One

12' 10" max x 8' 7" ( 3.91m max x 2.62m )  
Double glazed window to the front elevation, fitted wardrobe, laminate flooring and radiator.

## Bedroom Two

12' 10" max x 8' 7" ( 3.91m max x 2.62m )  
Double glazed window to the rear elevation, fitted wardrobe, laminate flooring and radiator.

## Bedroom Three

7' 6" x 6' 2" ( 2.29m x 1.88m )  
Double glazed window to the front elevation, laminate flooring and radiator.

## Fitted Bathroom

Tiled, comprising bath with shower over, wash hand basin, toilet, laminate flooring and double glazed window to

the rear elevation.

## Outside

### Front Of Property

Lawned with access to driveway providing off road parking.

### Rear Garden

Patio area beyond being laid to lawn.







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.focalagent.com](http://www.focalagent.com)

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EPC Rating: D Council Tax  
 Band: B

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Tenure: Freehold



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