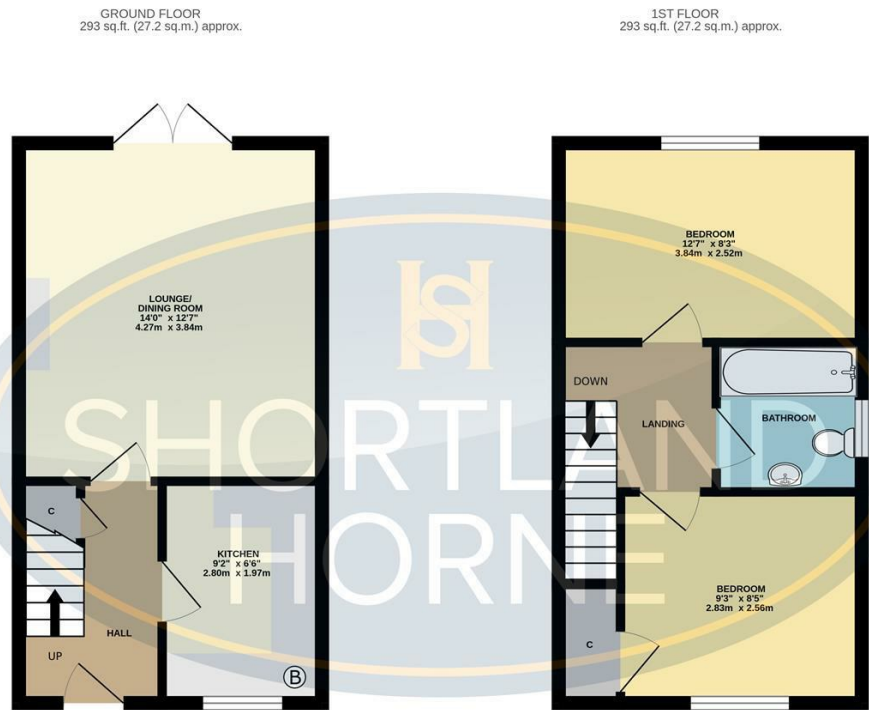
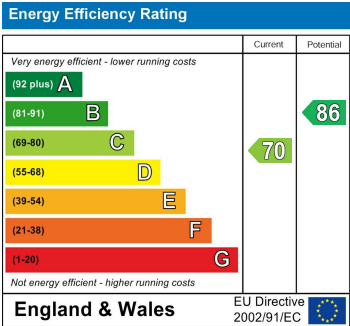


Floor Plan



TOTAL FLOOR AREA: 585 sq.ft. (54.4 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.
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EPC



DISCLAIMER
Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers. Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing
Strictly by arrangement through Shortland Horne. Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure
It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

Money Laundering
We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances
We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

Referrals
If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.



Shortland Horne Walsgrave Branch
306 Walsgrave Road, Walsgrave, Coventry CV2 4BL

Other branches:
Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET
10 Euston Place, Leamington Spa CV32 4LJ

call: 02476 442 288
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

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Wavendon Close
Walsgrave On Sowe CV2 2TJ



£215,000

Bedrooms 2
Bathrooms 1

Situated in a quiet cul-de-sac within the friendly and well-regarded area of Walsgrave, this beautifully presented two-bedroom semi-detached home offers a delightful combination of comfort, light, and modern living. Boasting a south-facing rear garden and a driveway for two vehicles, the property provides both practicality and style, making it an ideal choice for first-time buyers, young families, or anyone looking for a move-in ready home.

Step through the welcoming hallway, which seamlessly connects the home's principal rooms, and immediately sense the bright and airy atmosphere that runs throughout the property. The lounge, positioned to the rear, is a generous space with soft carpeting underfoot and French doors that open onto the garden, allowing natural light to fill the room throughout the day. This versatile living area creates an inviting setting for relaxing evenings or entertaining guests, with effortless flow to the dining area.

The kitchen is both practical and contemporary, featuring oak shaker-style units, a tiled floor, and a matching tiled splashback. A Zanussi built-in double oven, four-ring gas hob, and extractor ensure cooking is both efficient and enjoyable, while the recent addition of a new kitchen tap adds a modern touch. The square layout provides ample space for meal preparation, storage, and casual dining, combining functionality with a clean, timeless design.

Ascending the carpeted staircase, the first-floor landing leads to two well-proportioned bedrooms. The main bedroom spans the full width of the property at the rear, offering space for a large bed and additional furniture, bathed in natural light from the south-facing aspect. The second bedroom, also a generous double at the front, benefits from a handy storage cupboard, providing flexibility for use as a guest room, home office, or child's bedroom. The bathroom has been thoughtfully maintained, presenting a clean and fresh environment with fully tiled walls, a white three-piece suite, and a new shower over the bath, catering perfectly to modern family needs.

Externally, the property continues to impress. The south-facing rear garden features a patio immediately beyond the French doors, ideal for outdoor dining or morning coffee, which gently flows onto a well-maintained lawn and side access. The front driveway accommodates two vehicles, ensuring convenient parking, and contributes to the home's overall sense of space and accessibility.

Wavendon Close enjoys an enviable location, perfectly placed for a range of local amenities. Families will benefit from its proximity to highly regarded schools, while everyday conveniences, including shops and essential services, are just moments away. The University Hospital is only a short drive, making healthcare easily accessible. Excellent transport links, with straightforward access to the A46 and nearby public transport options, ensure commuting and travel are effortless, adding to the appeal of this peaceful yet well-connected setting.

With no onward chain and presented in move-in condition, this charming home balances modern practicality with a cosy, light-filled ambience. Its thoughtful layout, well-appointed features, and peaceful setting make it a standout opportunity for anyone seeking a comfortable and convenient lifestyle in Walsgrave.



GROUND FLOOR		Bathroom
Hall		
Lounge/Dining Room	14' x 12'7	
Kitchen	9'2 x 6'6	
FIRST FLOOR		OUTSIDE
Landing		
Bedroom 1	12'7 x 8'3	
Bedroom 2	9'3 x 8'5	
		Rear Garden
		Driveway