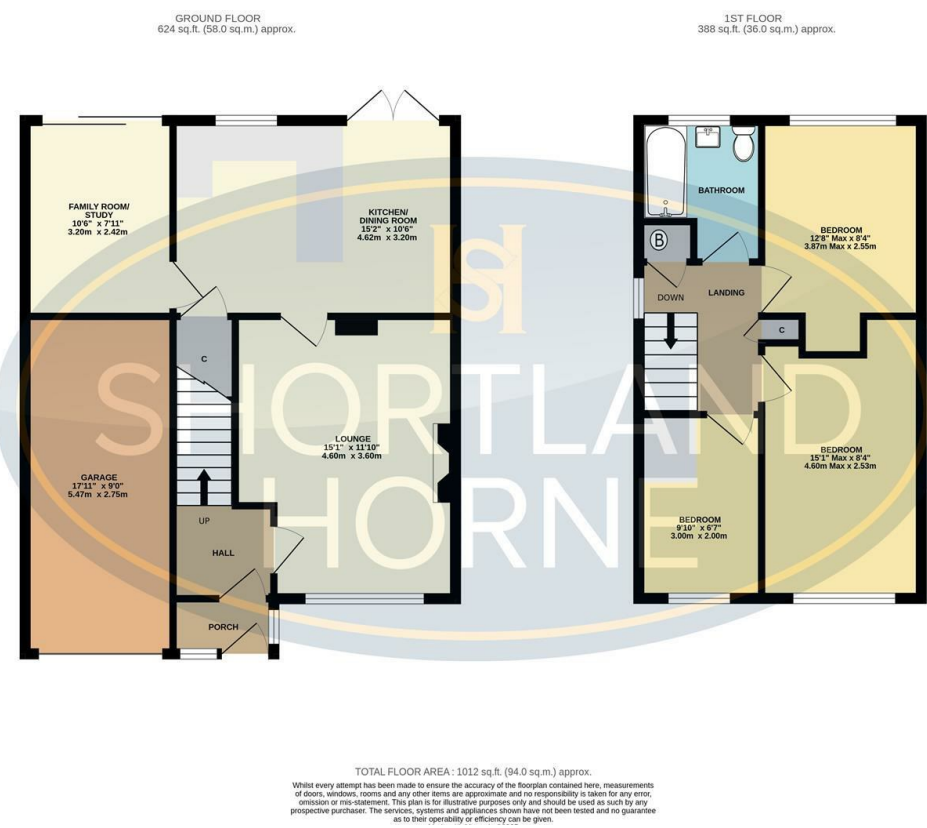
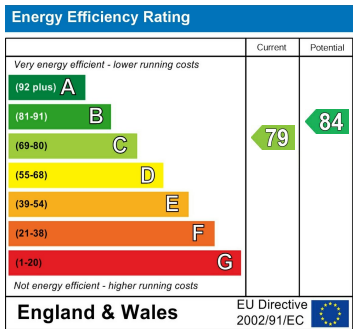


Floor Plan



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.



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email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

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Denshaw Croft
Walsgrave CV2 2RB



£270,000 Guide Price

Bedrooms 3
Bathrooms 1

Tucked away in the peaceful cul-de-sac of Denshaw Croft in Walsgrave, this charming three bedroom semi-detached home invites you in with a sense of warmth and tranquillity from the very first moment you arrive. The area itself carries a gentle hum of community spirit, offering the perfect blend of quiet residential living and everyday convenience. Just a short stroll away lies a selection of local shops and essential amenities, while the nearby University Hospital Coventry and Warwickshire brings both reassurance and strong appeal for professionals. Families will appreciate being surrounded by well-regarded schools, and the excellent road links create effortless access to the M6, M69 and A46. Green spaces dot the neighbourhood, offering peaceful spots for walks, fresh air and moments of calm.

As you step through the porch, a soft natural light settles across the space, creating an inviting welcome. Coats and shoes tuck neatly away here, allowing the home itself to unfold without clutter. Beyond the porch, the lounge greets you with a cosy and comforting atmosphere. Fresh carpets cushion your every step and the gentle glow of the electric stove gives the room a homely centrepiece, drawing you in for quiet evenings, relaxed conversations or simply unwinding at the end of the day.

The heart of the home is the kitchen dining area, a space where the aroma of home cooked meals blends with laughter and conversation. The flooring transitions from carpet to tile, giving the room a practical yet warm character. From here, your gaze naturally drifts towards the rear garden, its greenery offering a soothing backdrop while you prepare meals or share a family breakfast. The adjoining family room expands the sense of openness. Sunlight gathers in this bright and airy space, especially as it streams through the patio doors. On warm days you can slide the doors open and let the fresh air drift inside as the garden becomes an extension of your living space, creating a perfect setting for gatherings or quiet moments with a coffee in hand.

Upstairs, the newly carpeted staircase leads you to a calm and comforting landing. The first bedroom offers a peaceful retreat with space for a double bed and wardrobe, creating a restful space to recharge. The second bedroom is another generous double and feels especially inviting with its soft flooring and natural light. The third bedroom, a comfortable single, offers wonderful flexibility and could easily become a home office, nursery or creative space. The family bathroom completes the first floor with a clean and refreshing white suite. The shower over the bath provides convenience for busy mornings or long relaxing evenings. Outside, the rear garden offers a private sanctuary. Enclosed and laid to lawn, it is a blank canvas for children's play, summer barbecues or simple enjoyment of the outdoors. The single garage, fitted with an up and over door, provides practical storage or workspace, while the driveway at the front of the property comfortably accommodates two cars.

This delightful home has been lovingly refreshed with new carpets throughout, adding a layer of comfort and a sense of new beginnings. With its peaceful setting, strong local amenities, excellent schools and outstanding transport connections, it is perfectly suited to families, commuters, first time buyers or anyone hoping to settle into a friendly and well connected corner of Coventry. It is a home that welcomes you with warmth and possibility, ready to be shaped by the next chapter of its story.



GROUND FLOOR		
Porch		Bedroom 115'1 x 8'4
Hallway		Bedroom 212'8 x 8'4
Living room	15'1" x 11'9"	Bedroom 39'10 x 6'7
Kitchen/Dining room	15'2 x 10'6	Bathroom
Family room/Study	10'6 x 7'11	OUTSIDE
FIRST FLOOR		
Landing		Front garden/Driveway
		Garage17'11 x 9'0
		Rear garden