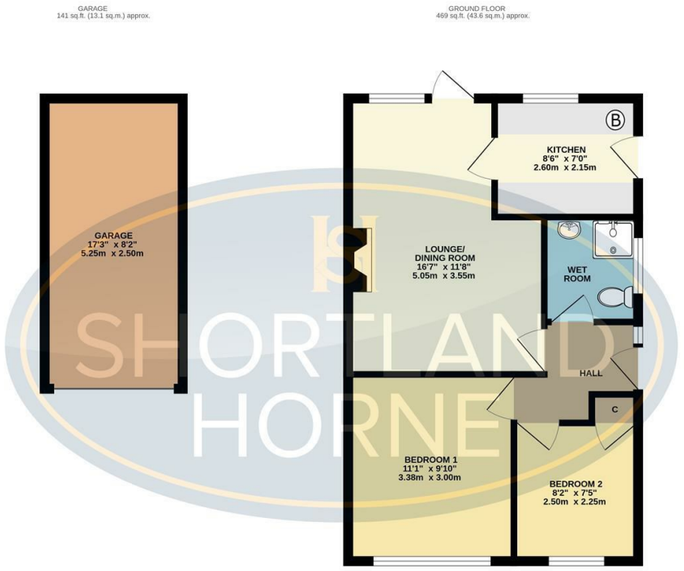
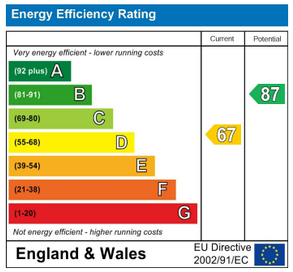
# Floor Plan




TOTAL FLOOR AREA : 610 sq.ft. (56.7 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.
Made with Metropix ©2026

# 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

*follow us*









SHORTLAND HORNE

*follow us*

# Dorchester Way

## CV2 2NB












# £225,000

## Bedrooms 2
## Bathrooms 1

If you've been waiting for a home that feels easy to settle into rather than something you have to wrestle into shape, this one has that quietly reassuring energy from the moment you arrive. Offered with no onward chain, this well maintained two bedroom semi detached bungalow in Walsgrave is ready when you are, with space, privacy, and a layout that just makes sense in everyday life.

Set back from the street, the property benefits from a gated entrance leading onto a driveway, giving a sense of privacy and a bit of separation from the outside world. There's space for two cars here, along with dropped kerb access, plus additional resident permit street parking if needed. It's practical, but with a nice sense of order to it, like everything has its place.

Step inside and you're welcomed by a generous hallway that immediately gives you breathing space. It's calm, uncluttered, and sets the tone for a home that's all about comfort and ease. From here, the lounge opens up into a warm and inviting living space. A gas fireplace sits at its centre, bringing a cosy focal point for evenings in, while patio doors draw in natural light and lead your eye straight out towards the garden.

The garden is one of the real highlights here. It starts with a patio area directly outside the lounge, perfect for morning coffee or sitting out as the day winds down. Beyond that is a well kept lawn, framed by neat shrub borders that add colour and softness without feeling high maintenance. It's a good sized, private garden that feels genuinely usable, whether that's a bit of gardening, relaxing in the sun, or just enjoying some quiet time outside. At the rear, a second patio sits against a brick boundary wall, creating a sheltered and secluded spot that is not overlooked, offering a real sense of privacy.

Back inside, the kitchen is neatly arranged and practical, fitted with an integrated oven, hob and fridge freezer. It's designed for straightforward everyday living, with everything close to hand and an easy flow that makes cooking feel simple rather than a chore.

Both bedrooms continue that same comfortable, unfussy feel. The main bedroom is a well proportioned double with a calm atmosphere, while the second bedroom offers flexibility as a guest room, home office or hobby space depending on your needs. Nothing feels wasted, everything has purpose.

The bathroom was thoughtfully converted in 2021 by Coventry City Council as part of a disabled adaptation and now features a level access shower and wet room style design. It's practical, easy to maintain, and designed with comfort and accessibility in mind.

To the front, the lawned garden creates a smart, tidy first impression, adding to the overall sense of care throughout the property.

The location works just as well in real life as it does on paper. There are excellent transport links, including a nearby bus route and easy access to the M6, making commuting straightforward. The University Hospital Coventry and Warwickshire is close by, along with Tesco on the estate for everyday shopping. Pearl Hyde Primary School is within easy reach, and the property sits within catchment for Caludon Castle School, making it a strong option for families too.

Altogether, this is a bungalow that feels balanced, private and practical, with a gated driveway, generous garden space, and a layout that's easy to live with. A no chain home that's ready to step into and make your own without any waiting around.





| | |
|---|---|
| INTERNAL | |
| Hall | |
| Lounge/Dining Room | 16'7 x 11'8 |
| Kitchen | 8'6 x 7' |
| Bedroom 1 | 11'1 x 9'10 |
| Bedroom 2 | 8'2 x 7'5 |
| Wet Room | |
| OUTSIDE | |
| Garage | 17'3 x 8'2 |
| Rear Garden | |
| Driveway | |