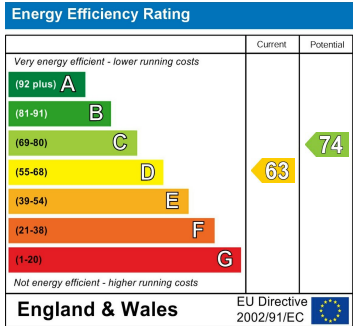


Floor Plan



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.



Shortland Horne Walsgrave Branch
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call: 02476 442 288
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

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Dunsville Drive
Walsgrave CV2 2HS



£295,000 Asking Price

Bedrooms 3
Bathrooms 1

This attractive three-bedroom link-detached family home occupies a pleasant position within the popular Walsgrave area of Coventry and offers spacious, versatile accommodation, together with a driveway, integral garage and a good-sized fully enclosed rear garden.

This attractive three-bedroom link-detached family home occupies a pleasant position within the popular Walsgrave area of Coventry and offers spacious, versatile accommodation, together with a driveway, integral garage and a good-sized fully enclosed rear garden.

Approached via the driveway providing off-road parking and access to the garage, the property opens into a welcoming entrance hallway with stairs rising to the first floor.

The ground floor provides an excellent amount of living space, beginning with a generous front living room featuring a bay window which brings plenty of natural light into the room. From here, the accommodation flows through into a particularly spacious separate dining room, providing an ideal setting for family meals and entertaining, with direct access out towards the rear garden. The kitchen is positioned beyond the dining room and offers a practical arrangement of worktop and storage space, again enjoying an outlook towards the rear.

The integral garage is a particularly useful addition, providing secure parking or valuable storage space and, subject to the relevant permissions, may offer future potential for conversion should additional accommodation be required.

Dunsville Drive is situated within the popular and well-established residential area of Walsgrave, to the north-east of Coventry. The location is particularly well suited to families and commuters, offering an excellent balance of local schooling, everyday amenities and convenient road links.

Families are particularly well catered for, with a number of schools within easy reach. Whittle Academy is approximately 0.2 miles away, while Ss Peter and Paul Primary School, Cardinal Wiseman School and Grace Academy Coventry are also nearby, providing a good selection of primary and secondary education.

For everyday shopping, residents have access to local convenience stores and amenities around Woodway Lane and the surrounding area, together with larger shopping facilities at nearby Walsgrave Triangle and Cross Point. Tesco Extra provides convenient supermarket shopping, while further retail facilities can be found at Arena Shopping Park.

The area is also exceptionally convenient for University Hospital Coventry & Warwickshire, making the location particularly attractive to hospital employees and healthcare professionals. Excellent road connections provide straightforward access to the A46, M6 and M69, opening up convenient routes towards Birmingham, Leicester, Rugby and the wider Midlands motorway network. Coventry city centre is also easily accessible by road and regular local bus services.

Dunsville Drive itself forms part of an established residential neighbourhood, while local parks, green spaces and recreational facilities can all be found within the surrounding Walsgrave and Potters Green areas.

Overall, this is an excellent location for buyers seeking a well-connected family setting, with schools, shops, University Hospital Coventry, motorway connections and everyday amenities all within easy reach, while still enjoying the feel of an established residential community.

GROUND FLOOR

Hallway	
Living room	15'0 x 12'10
Dining room	10'5 x 16'1
Kitchen	11'1 x 8'0
w/c	
Garage	18'9 x 8'8

FIRST FLOOR

Landing

Bedroom 1	12'10 x 9'1
Bedroom 2	10'10 x 9'7
Bedroom 3	9'9 x 7'2

Bathroom

OUTSIDE

Driveway
Rear garden