

Floor Plan



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	71	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

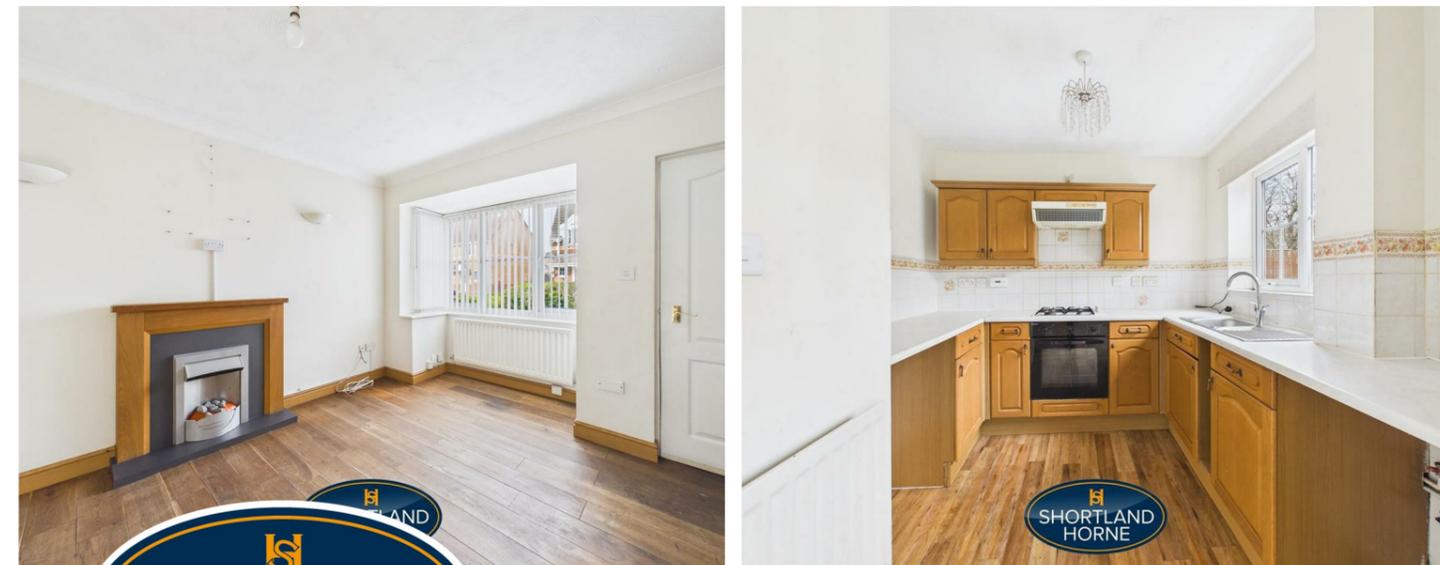
Appliances

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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Dorothy Powell Way
Walsgrave On Sowe CV2 2TN



£300,000 Bedrooms 3 Bathrooms 2

Set within the modern and well regarded residential development of Dorothy Powell Way in the popular area of Walsgrave, this three bedroom detached home offers an inviting blend of comfort, practicality and contemporary family living. Tucked along a quiet stretch of the street where neatly kept homes line the road and neighbours greet each other with a friendly nod, the property enjoys a setting that feels both peaceful and well connected, making it an ideal choice for growing families, professional couples or anyone seeking a spacious home within easy reach of the city. Approaching the property, the sense of space and privacy is immediately evident. The front of the home features a gravelled garden and a driveway that comfortably accommodates one vehicle, with the potential to extend the driveway to create additional parking if desired. A recently installed front door adds a fresh and welcoming first impression.

Step through the bright porch and into the main lounge which unfolds as a generously proportioned living space, where natural light filters through the windows and dances across the wooden flooring. At the heart of the room, an electric fireplace creates a gentle focal point that brings warmth and atmosphere to the space. It is easy to imagine quiet evenings here with soft lighting and comfortable seating, the room providing the perfect balance between relaxation and entertaining.

Moving towards the rear of the home, the kitchen and dining area create a sociable and functional heart of the house. Underfoot, the distinctive Amtico flooring adds both character and durability, its subtle tones complementing the wooden kitchen units that line the walls. A tiled backsplash frames the cooking area while the gas hob makes everyday meal preparation effortless. The space flows naturally into a dining area where family meals, weekend breakfasts and evening conversations can unfold with ease. The layout encourages connection, making it a place where the rhythm of daily life can be shared and enjoyed.

Convenience continues on the ground floor with a bright cloakroom finished with wooden flooring and useful storage space, offering practicality for both residents and visiting guests. The partially converted garage provides an incredibly versatile addition to the home. Currently used as a valuable storage and utility area, it offers the flexibility to function as an additional room such as a home office, hobby space or playroom if desired. The remaining section of the garage remains accessible both internally and from the front of the property, providing further secure storage that homeowners will undoubtedly appreciate.

Upstairs, the carpeted staircase rises to a bright and comfortable landing from which three well proportioned bedrooms can be found. The principal bedroom offers a peaceful retreat, generously sized with space for a double bed and complemented by fitted wardrobes that provide excellent storage. An ensuite shower room adds a touch of convenience and privacy, featuring a white three piece suite with a modern shower cubicle.

The second bedroom is another spacious double, also benefiting from fitted wardrobes that maximise storage while keeping the room feeling open and uncluttered. The third bedroom is surprisingly generous and easily accommodates a small double bed along with additional furniture, making it ideal as a child's bedroom, guest room or even a home office depending on your needs. Completing the first floor is the family bathroom, fitted with a white three piece suite including a bathtub, creating a bright and practical space for everyday routines.

Outside, the enclosed rear garden offers a private outdoor haven designed for ease of maintenance. Paved and gravelled, the space is perfect for outdoor seating, summer barbecues or simply enjoying a quiet morning coffee in the fresh air. The layout provides ample room for planters, garden furniture or decorative touches, allowing the new owners to create a relaxing outdoor retreat.

The location of the home adds another layer of appeal. Walsgrave on Sowe remains one of the most convenient and sought after residential areas of Coventry, offering easy access to a wide range of everyday amenities. Nearby shopping facilities, supermarkets and cafés are all within comfortable reach, while families benefit from access to local schools including Potters Green Primary School and Cardinal Wiseman Catholic School. The area is also ideally placed for commuters with excellent road connections to the M6 motorway and A444, while the nearby University Hospital Coventry and Warwickshire provides one of the region's major employment and healthcare centres.

Combining generous living space, practical features and a welcoming neighbourhood setting, this detached home offers the perfect balance between modern living and everyday comfort, creating a property that is ready to be enjoyed from the moment you arrive.



GROUND FLOOR

Porch	
Living room	13'2 x 10'7
Kitchen/diner	8'6 x 19'6
Storage room	8'11 x 7'10
Garage	6'1 x 8'7
W/C	
Hallway	
FIRST FLOOR	

Landing

Bedroom 1	10'0 x 10'10
En-suite	
Family Bathroom	
Bedroom 2	9'5 x 11'2
Bedroom 3	9'7 x 8'2
OUTSIDE	
Driveway	
Rear garden	