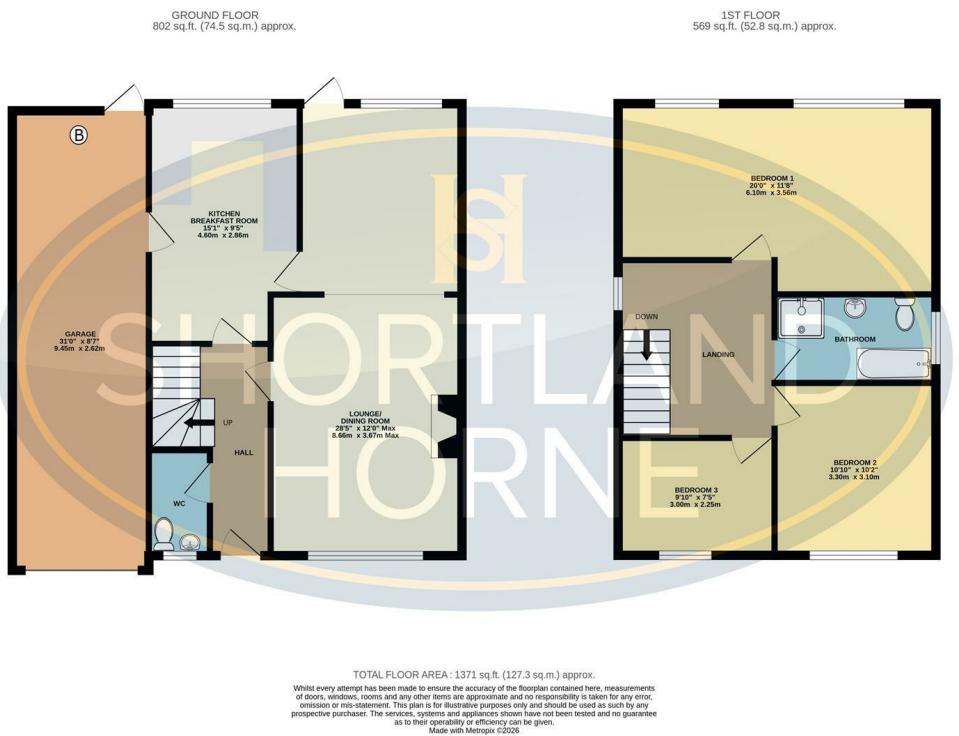
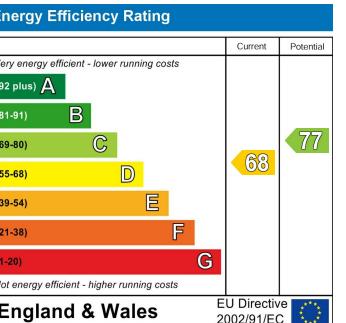


## Floor Plan



## 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.

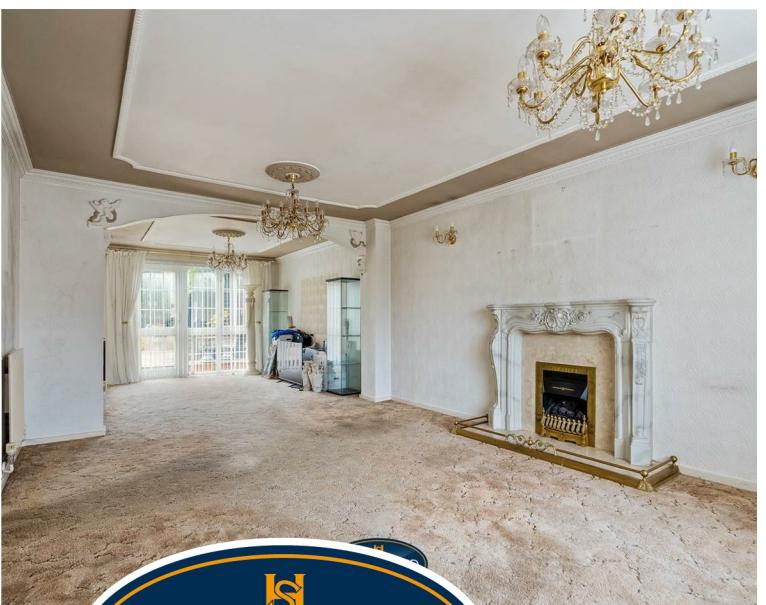
### Referrals

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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**Shortland Horne Walsgrave Branch**  
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**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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**Dunsville Drive**  
**Walsgrave CV2 2HS**



## £325,000 Offers Over | Bedrooms 3 Bathrooms 1

As you arrive, the generous resin driveway immediately sets the tone, providing off-road parking for multiple vehicles and framed by gated access for added privacy. Step through the porch and into the hallway, where you're greeted by a sense of space and warmth that flows throughout the house. A convenient ground floor WC sits just off the hallway, perfect for guests and day-to-day family life.

The lounge/dining room is a lovely, bright space designed for both relaxing and entertaining. Neutral tones and soft carpeting create a calm backdrop, while windows at either end of the room allow natural light to dance through the space from morning to evening. There is ample room for comfortable seating at the front, with space at the rear for a dining table where family meals, celebrations and everyday moments can unfold with ease.

If you've been hunting for a detached home with room to breathe, a generous plot and plenty of potential, this one might just stop you scrolling. Set on the ever-popular Dunsville Drive, this no-chain home combines a welcoming layout with outdoor space that actually feels like a garden, not an afterthought — all wrapped up in a quiet, family-friendly location.

### GROUND FLOOR

Hall

WC

Lounge/Dining Room

Kitchen/Breakfast Room

Internal Garage

### FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

### OUTSIDE

Rear/Side Gardens

Driveway