



Dorchester Way, Walsgrave  
£270,000

complete   
ESTATE AGENTS

# Dorchester Way, Walsgrave, Coventry

A fantastic four bedroom with versatile living spaces close to university hospital. Much improved by the current owners. A spacious family home with well proportioned rooms. Built in wardrobes in the bedrooms and lots of natural light make this a lovely feeling home. Full double glazing and south facing garden. For more information and to arrange a viewing please call 02476 017701

## Entrance hall

With space for shoes and coats.

## W.C.

To the front of the property with a white two piece suite finished with tiled walls.

## Bedroom four/reception room 17'8" x 6'2" (5.4 x 1.9 )

Previously a garage, properly converted to create a fantastic extra space.

## Kitchen 15'5" x 6'2" (4.7 x 1.9)

To the front of the property with lots of storage cupboards and work surface.

## Living room 17'8" x 12'9" (5.4 x 3.9)

A large room to the rear of the property with patio doors to the rear garden, a feature marble fireplace and space for a dining table.



**Bedroom one 13'1" x 9'2" (4.0 x 2.8)**

A double bedroom to the rear of the property with built in wardrobes

**Bedroom two 13'1" x 8'2" (4.0 x 2.5)**

A double bedroom with built in wardrobes.

**Bedroom three 10'5" x 8'6" (3.2 x 2.6)**

A good size bedroom with built in wardrobes.

**Bathroom 8'6" x 6'6" (2.6 x 2.0)**

A spacious bathroom with a jacuzzi bath.

**Location**

Coventry is a cathedral city in the heart of England. Surrounded by beautiful Warwickshire countryside and part of the West Midlands region, Coventry is home to over 300,000 people making it the 11th biggest city in the UK. Coventry's history lies in manufacturing, with British cycle and motor history very much rooted in the city. Coventry was also famed for its ribbon industry and watch/clock making, although innovative technologies, retail, tourism and leisure now complement the more traditional areas of manufacturing. The city has two universities – the city centre-based Coventry University and the University of Warwick on the southern outskirts. Coventry is well connected by rail, with a direct service from Coventry to London Euston taking just 59 minutes. The M6, the M69 and the A45 are the city's main road links.

**Viewing**

Strictly by appointment only via Complete Estate Agents

**Tenure**

Freehold

**Local Authority**

Coventry City Council

**Location**

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**Market Appraisal**

If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and comprehensive marketing with local and internet advertising will get your property seen in all the right places. Please contact us today to arrange your property appraisal.

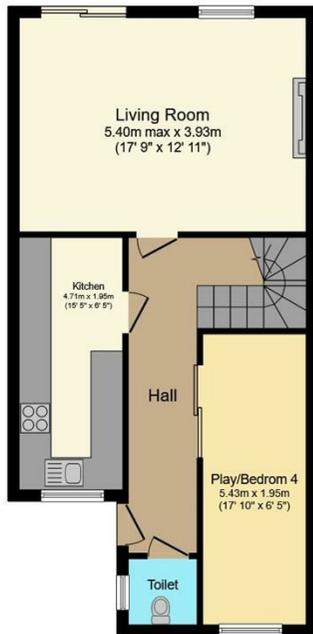
**Conveyancing Services**

Our solicitors work on a no sale, no fee basis. They work longer

hours than the conventional solicitor and are available at weekends. Please contact us for more information on our conveyancing service.

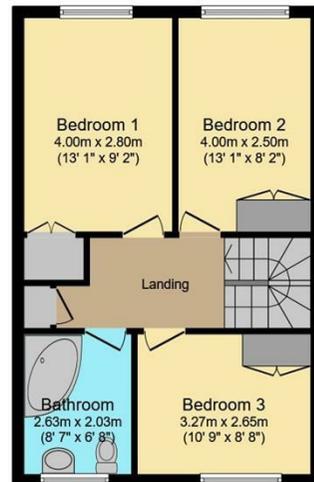
**Mortgage Advice**

Complete Estate Agents work in partnership with C&W Financial services we can offer professional mortgage advice, from independent mortgage advisors they will help to source a product that will suit your budget and needs from virtually the whole of the mortgage market.



### Ground Floor

Floor area 56.0 sq.m. (603 sq.ft.) approx



### First Floor

Floor area 46.0 sq.m. (496 sq.ft.) approx



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>86</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	<b>73</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	

Total floor area 102.1 sq.m. (1,099 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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