



Dorothy Powell Way  
Walsgrave On Sowe, Coventry

**J** John Payne  
ESTATE AGENTS



## Dorothy Powell Way Walsgrave On Sowe, Coventry, CV2 2TN

An attractive, well presented and improved modern semi-detached property in a quiet attractive block paved cul-de-sac. The property is extremely well placed on the Eastern outskirts of the City close to a variety of schools, shop and supermarkets, multiple bus routes, local pubs and restaurants and being within five minutes of the University Hospital. Delightfully situated with pleasant walks and open fields on your doorstep and with excellent access to multiple road links, including the M6, M1, M69 and A46 being 1/2 mile away. The property is offered for sale with immediate vacant possession and no further chain and benefits from recent full redecoration, new carpet to stairs/landing, uPVC double glazing and gas fired central heating. In brief, the accommodation comprises; reception hall, good sized lounge/dining room and well fitted modern kitchen with built-in appliances. To the first floor there are two bedrooms, one with fitted wardrobes, and an attractive modern refurbished family bathroom with shower. Outside there is an open plan lawn front garden with wider than average block paved side driveway providing off road parking for two vehicles and side gated access leads through to an enclosed lawn rear garden with paved and decked patio areas.



## Canopy Porch Entrance

With uPVC entrance door with inset feature panel opening into:

## Reception Hall

With laminate flooring, staircase leading off to the first floor with door to understairs storage cupboard, double panel central heating radiator, telephone point, inset ceiling spotlighting and doors leading off to the following accommodation:

## Kitchen

### 9'1" x 6'5" (2.77m x 1.96m)

Comprising; worktop surfaces extending to three sides, inset stainless steel single drainer sink unit with mixer tap and double door base cupboard below, four drawer base unit, two further single door base cupboards, wine rack feature, integrated stainless steel four ring gas hob with built-in electric oven and extractor hood above less than three months old, wall cupboards comprising; single door housing a 'Viessmann' gas fired combi boiler, three further single door wall units and a double door glass fronted display cabinet with spotlighting, tiled splashback as fitted, space and plumbing for washing machine, space for fridge freezer, laminate flooring and uPVC Georgian style double glazed front window.

## Lounge (Rear)

### 14' x 12'6" (4.27m x 3.81m)

With central heating radiator, laminate flooring, telephone extension point, TV aerial point, ample power sockets and uPVC Georgian style double glazed double opening French doors with matching side panels opening out onto the rear garden.

## First Floor Landing

With access to fully boarded loft space via pull down loft ladder and doors off to the following accommodation:

## Bedroom One (Rear)

### 8'3" x 12'6" into wardrobes (2.51m x 3.81m into wardrobes)

With uPVC Georgian style double glazed rear window, central heating radiator, laminate flooring, two double and one single door full height fitted wardrobes, power sockets and inset ceiling spotlighting.

## Bedroom Two (Front)

### 8'2" x 9'5" (2.49m x 2.87m)

With uPVC Georgian style double glazed front window, central heating radiator, laminate flooring, inset spotlights, door to useful over-stairs wardrobe cupboard and ample pocket sockets.

## Bathroom

With modern white suite comprising; panelled bath with mixer tap, 'Triton' electric shower unit and adjacent screen, circular bowl sink unit with mixer tap, low level WC, chrome heated towel radiator, extractor fan, tiled floor, tiled splashbacks in modern complementary ceramics and uPVC Georgian style obscure double glazed side window.

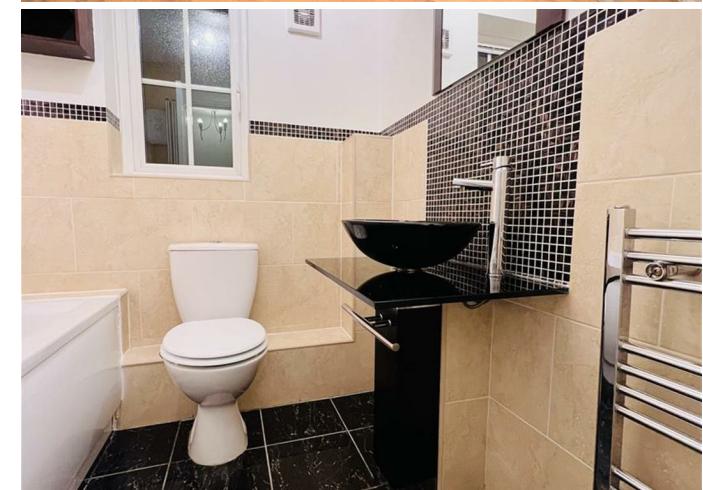
## Outside

## To The Front

There is a part open-plan lawn front garden with beautiful cherry blossom tree and a block paved double width front driveway providing off road parking.

## To The Rear

Side gated access leads through to the enclosed private rear garden with paved patio, outside tap, lawn, rear decked patio area, enclosed fencing and substantial garden shed.

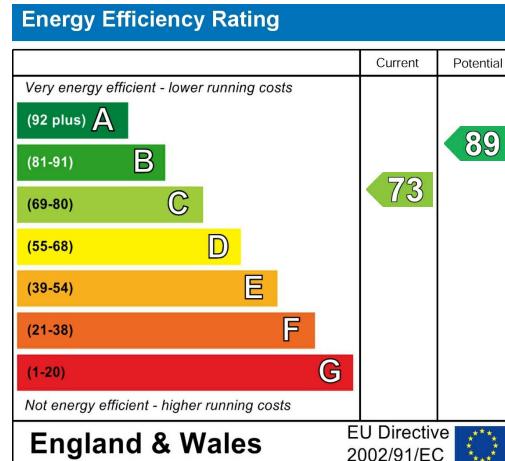


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