



HR ESTATE AGENTS

2 Bedrooms Bungalow - Semi Detached

Guide Price £300,000

Located in **Walsgrave**





8 Rowcroft Road

Walsgrave | CV2 2BD



Emma Sheridan is delighted to offer this rarely available, extended dormer bungalow for sale.

Set in a peaceful cul-de-sac in the popular residential area of Walsgrave, this extended two-bedroom dormer bungalow offers a rare opportunity to purchase a well-loved and incredibly versatile home—ideal for couples, small families, or anyone looking to downsize without compromising on space or comfort.

This charming property has been extended and thoughtfully reconfigured over the years to create excellent living space across both floors. Originally a single-level bungalow, the addition of a dormer has allowed for two generous bedrooms upstairs, each with built-in storage and sharing a convenient Jack and Jill-style WC. This has freed up the ground floor, making it ideal for flexible living and entertaining.

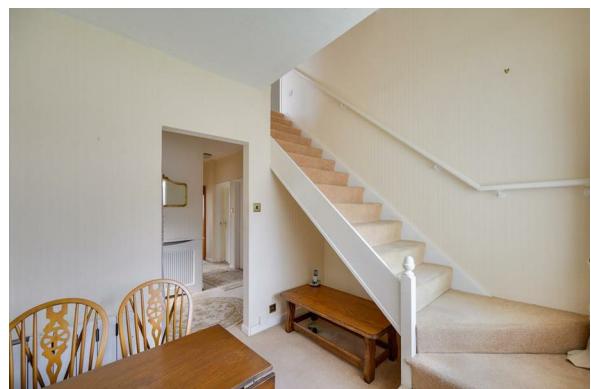
Entry is via a sheltered, undercover front door which opens into a bright, flowing hallway, setting the tone for the rest of the home. The hallway offers easy access to the main living spaces and creates a warm, welcoming first impression.

On the ground floor, there are two spacious reception rooms, offering plenty of space for both relaxing and entertaining. One of the reception rooms enjoys patio doors that lead straight out into the rear garden—perfect for indoor-outdoor living in the warmer months. A separate dining area provides a dedicated space for family meals or hosting guests, and the well-fitted kitchen is practical and well laid out, with everything you need close at hand. A modern ground floor shower room completes the layout downstairs.

To the rear of the home is a beautifully maintained, south-facing garden—a real highlight of the property. Private and peaceful, it includes a lovely seating

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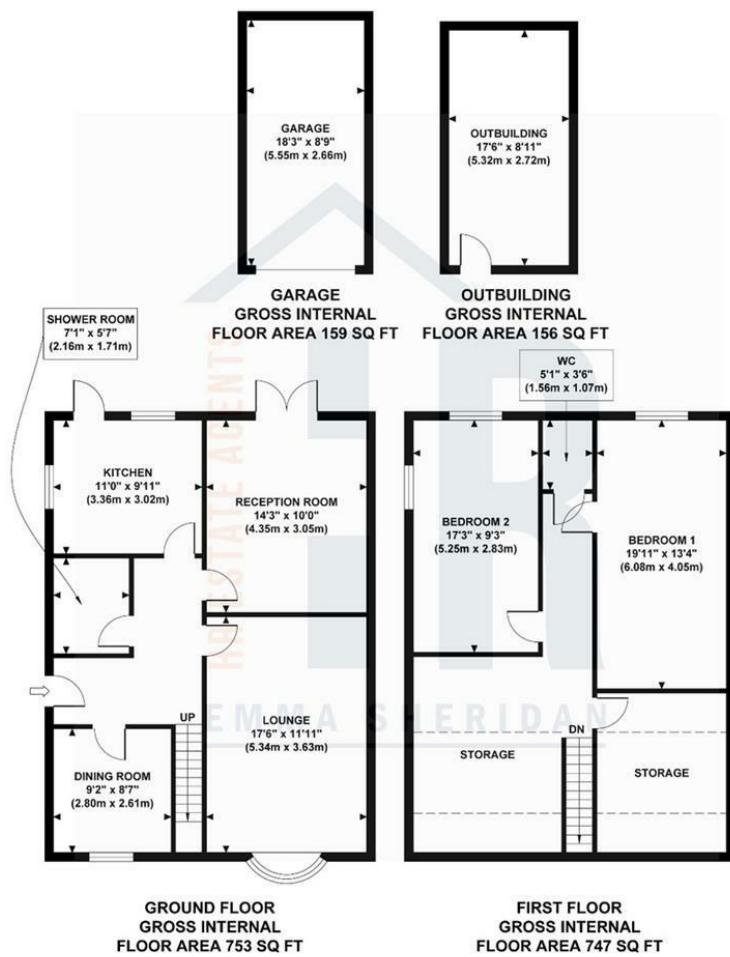
£300,000 Freehold



- Rare Opportunity - Extended Dormer Bungalow
- Off Road Parking, Garage & Separate Outbuilding
- Ground Floor Shower Room
- No Onwards Chain
- Delightful South Facing Rear Garden
- Two Spacious Reception Rooms & Separate Dining Area
- Two Good Sized Bedrooms on First Floor with Built in Storage
- EPC Rating D & Council Tax Band C

ROWCROFT ROAD

Approximate Gross Internal Area 1816 sq ft / 168.7 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Council Tax Band

Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	86
(81-91)	B	
(69-80)	C	
(55-68)	D	58
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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