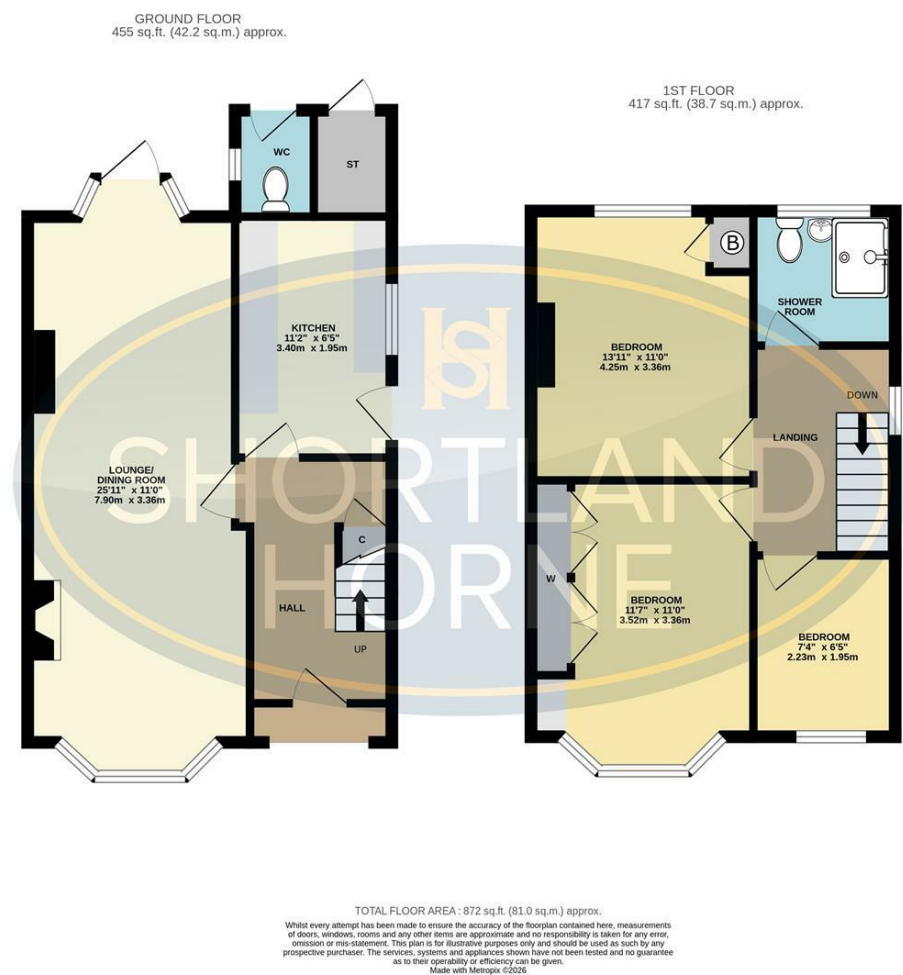
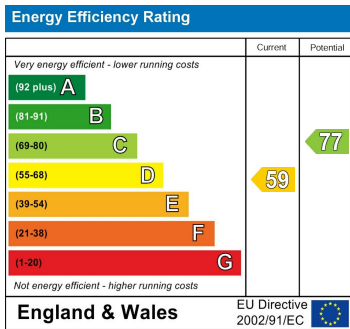


Floor Plan



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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Ansty Road
CV2 3FN



£285,000

Bedrooms 3
Bathrooms 1

Behind its welcoming frontage and tucked away position along Ansty Road, this charming three bedroom semi detached home offers a wonderful opportunity to create a place that feels truly your own. Combining generous living space, a practical layout, and a lovely sense of natural light, this is the kind of home where everyday moments become memories, from busy mornings getting everyone out of the door to relaxed evenings spent unwinding together.

The lounge and dining room is a wonderfully versatile space designed for both relaxing evenings and memorable moments with loved ones. Neutral décor allows the room to feel calm and timeless, while the soft carpeting adds a cosy touch underfoot. The front bay window floods the room with daylight, creating a cheerful place to enjoy your morning coffee, while the second bay window in the dining area, together with patio doors opening onto the garden, brings the outside in and creates a lovely connection with the seasons. Imagine summer evenings with the doors thrown open, children playing outside, friends gathered around the table, and the garden becoming an extension of your living space.

The kitchen is practical, clean, and thoughtfully arranged, with a galley style design offering plenty of storage through a range of white fitted cabinets positioned on both sides. Whether preparing a quick breakfast before the school run or enjoying a quiet Sunday morning coffee, this is a space ready to support the rhythm of everyday life.

Upstairs, the sense of light and comfort continues. The carpeted stairs lead to a welcoming landing, with three bedrooms offering flexibility for growing families, home working, guests, or simply having a little extra room to breathe. The main bedroom is a bright and comfortable retreat, featuring fitted wardrobes either side of the chimney breast and a lovely bay window overlooking the front of the property. The second bedroom provides a generous double room, while the third bedroom offers a cosy single space that could easily become a nursery, dressing room, or home office depending on your lifestyle.

The shower room is clean and fresh, featuring tiled walls, a modern white suite, vanity storage beneath the sink, and a separate shower cubicle, providing a practical space to start the day or unwind in the evening.

Outside, the rear garden is where this home truly comes alive. Private and surprisingly spacious, it offers something for everyone. A patio area provides the perfect spot for morning coffees and summer barbecues, while the lawn gives children room to play, pets space to explore, and gardeners the opportunity to create their own little outdoor sanctuary. Mature trees in the distance add a peaceful backdrop, making this a place where you can slow down and enjoy those quieter moments.

Perfectly positioned for convenience, the property is close to a variety of local schools, supermarkets, University Hospital Coventry, and excellent transport links including easy access to the M6 at Junction 2. Whether commuting, raising a family, or enjoying everything Coventry has to offer, the location makes daily life wonderfully straightforward.



GROUND FLOOR		Bedroom 3 Shower Room OUTSIDE Rear Garden Driveway	7'4 x 6'5
Hall			
Lounge/Dining Room	25'11 x 11'		
Kitchen	11'2 x 6'5		
FIRST FLOOR			
Landing			
Bedroom 1	11'7 x 11'		
Bedroom 2	13'11 x 11'		