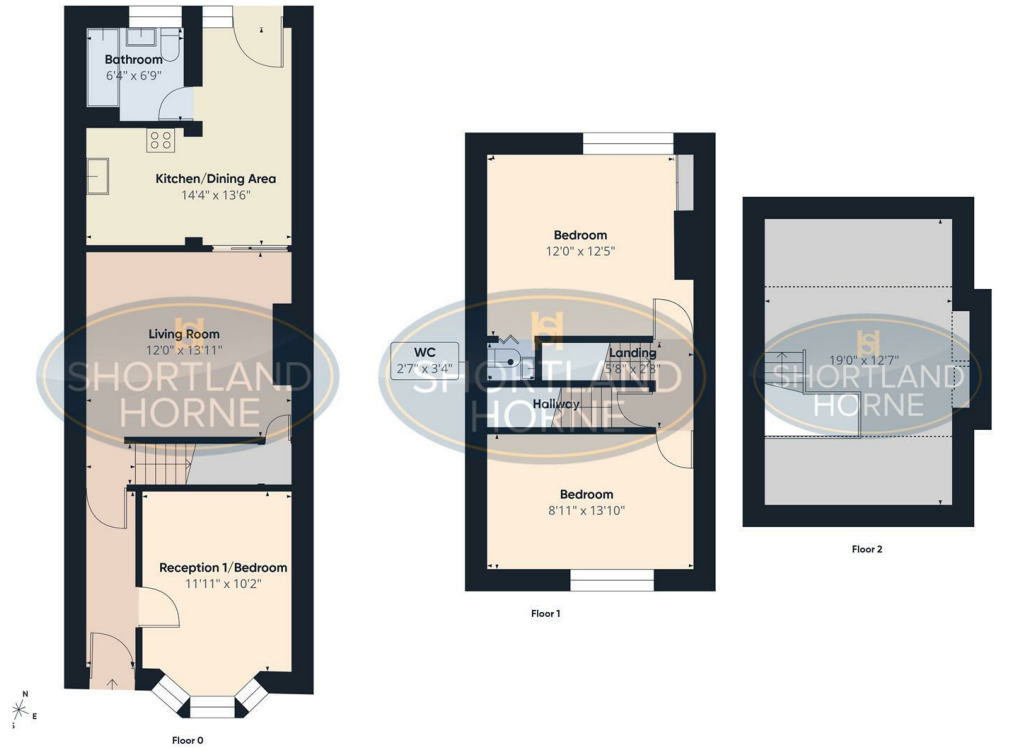


## Floor Plan



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	
		2002/91/EC	

### 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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**email:** sales@shortland-horne.co.uk  
**visit:** shortland-horne.co.uk

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**Ansty Road**  
**CV2 3FL**



**£220,000**

**Bedrooms 2  
Bathrooms 1**

This extended 2/3 bedroom terrace on Ansty Road in Wyken is a straightforward, move-in-ready home that's practical and comfortable. It offers good space, off-road parking, a private garden, and the flexibility to add your own touches over time, making it ideal for first-time buyers, young families, or professionals looking for a sensible, manageable home.

The hallway leads you straight into a flexible front room, currently a ground floor bedroom but equally suited to a cosy lounge, a cheerful dining space, or even a home office tucked away from the rest of the house. There's a sense of ease here, the kind of space that encourages you to sit, breathe, and imagine life unfolding naturally. Further in, the main living room provides a comfortable retreat with neutral walls and laminate flooring that reflects the light nicely. A gas fire adds a touch of warmth and charm, perfect for those evenings when you just want to curl up with a blanket and a favourite film.

The kitchen and dining area, with its shaker-style wooden units and integrated oven and hob, is functional and inviting. While a fresh update could bring it more in line with modern style, it already works for everyday life and offers a backdrop for lazy breakfasts, casual dinners, or experimenting with a new recipe. The downstairs bathroom sits conveniently nearby, practical and ready for use, keeping the ground floor easy to navigate.

Upstairs, two well-sized bedrooms provide comfort and practicality, each with built-in wardrobes to keep things organised and clutter-free. The addition of an upstairs toilet makes mornings run a little smoother, especially when life gets busy. Carpets underfoot make the first floor feel cosy, while the stairs leading to the loft reveal a surprisingly generous space bathed in light from a skylight. Whether you turn it into a quiet study, a hobby room, or an unofficial extra bedroom, it's a flexible area that adds real value to the home.

Step outside and the private rear garden offers a small patio, perfect for a morning coffee or an evening drink, before a pathway stretches along a lawn that's easy to maintain but still inviting. The front benefits from off-road parking with low kerb access, making life simpler day-to-day.

The location is quietly convenient. With local schools including Wyken Croft, Caludon Castle, and St John Fisher close by, a range of supermarkets, easy access to the M6, and the green open spaces of Caludon Castle Park within walking distance, it's a home that supports both busy weekdays and relaxed weekends.



**GROUND FLOOR**

Hall

Reception 1/Bedroom

Living Room

Kitchen/Dining Area

Downstairs Bathroom

**FIRST FLOOR**

Bedroom 1

11'11 x 10'2

13'11 x 12'

14'4 x 13'6

6'9 x 6'4

12'5 x 12'

Bedroom 2

**SECOND FLOOR**

Loft Space

**OUTSIDE**

Rear Garden

Off-Road Parking

13'10 x 8'11

19' x 12'7