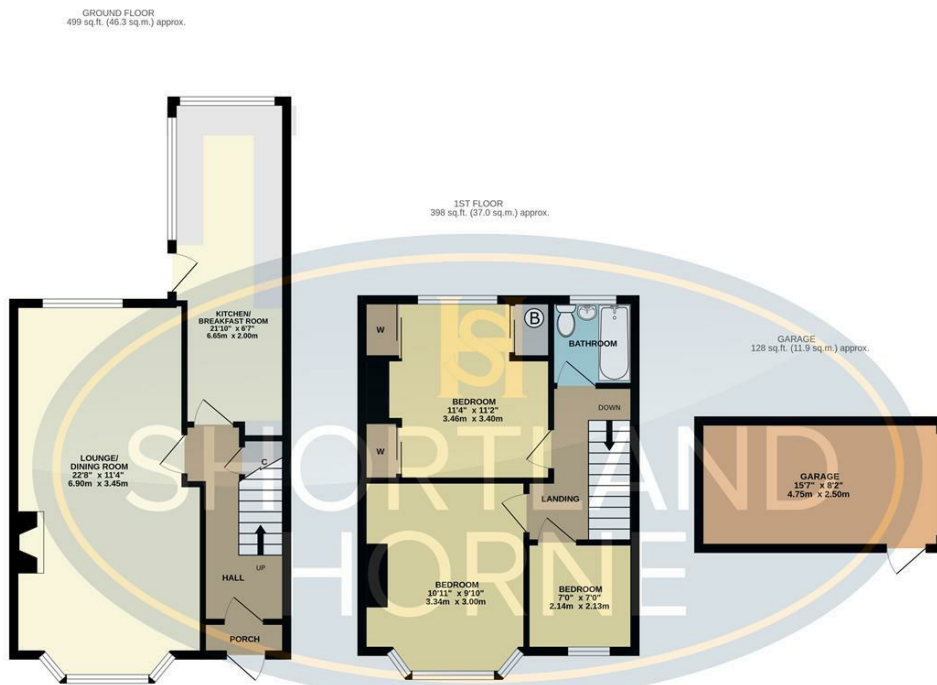


Floor Plan



TOTAL FLOOR AREA: 1024 sq.ft. (95.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		77
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(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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call: 02476 442 288
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

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Ansty Road
CV2 3BQ



£220,000

**Bedrooms 3
Bathrooms 1**

Some homes try to impress you. This one simply welcomes you in and makes you want to stay.

Set along Ansty Road in the ever popular Wyken area, this traditional double bayed terrace has a quiet confidence about it. It doesn't shout for attention, but the longer you spend here, the more it draws you in. Having been in the same family for over 60 years, it carries a sense of warmth and familiarity that's hard to recreate, the kind of place where life has been well lived and carefully looked after. Now offered with no onward chain, it's ready for someone new to step in and start their own story.

From the outside, the character is immediately clear. The classic bay frontage gives it that timeless appeal, while the approach through the front garden feels soft and welcoming. Step inside and the house opens up into a space that feels bright and easy to live in, with natural light moving through the rooms as the day unfolds.

The lounge and dining area is the heart of the home, stretching from front to back with a lovely sense of flow. The bay window at the front captures the morning light, while the rear aspect keeps things feeling open and connected to the garden. It's a space that adapts to your pace of life, whether that's slow evenings curled up by the fireplace or lively dinners with friends gathered around the table.

The kitchen has a charming, practical feel, with shaker style units and integrated appliances keeping everything neat and functional. There's room here for a breakfast table too, making it a natural spot for casual meals or a quick coffee before heading out.

Upstairs, the bedrooms continue the theme of comfort and versatility. The main bedroom sits proudly at the front with its bay window and chimney breast, creating a bright and restful retreat. The second bedroom is another generous double, complete with built in wardrobes and a peaceful outlook over the garden. The third room works beautifully as a nursery, home office or single bedroom, depending on your needs. The bathroom is clean and fresh, finished with a simple white suite and shower over the bath.

Outside, the garden feels like a hidden escape. Lush, well tended, and thoughtfully arranged, it offers two seating areas so you can follow the sun throughout the day. A pathway leads to the rear garage, adding both convenience and extra storage, while the lawn and planted borders give it that established, cared for feel. Parking here is refreshingly flexible, with permit parking available on the road to the front, alongside the added bonus of a private space in front of the garage at the rear, giving you options depending on your day.

The location makes everyday life effortless. With the University Hospital just moments away, excellent access to the M6, and shops like Asda and Tesco close by, everything you need is within easy reach. Well regarded schools and nearby green spaces, including Caludon Castle Park, only add to the appeal.



GROUND FLOOR

Porch

Hall

Lounge/Dining Room

Kitchen/Breakfast Room

FIRST FLOOR

Landing

Bedroom 1

22'8 x 11'4

21'10 x 6'7

10'11 x 9'10

Bedroom 2

Bedroom 3

Bathroom

OUTSIDE

Garage

Rear Garden

Front Garden

11'4 x 11'2

7' x 7'

15'7 x 8'2