



Trusted
Property Experts

Ansty Road
CV2 3FG

Ansty Road

CV2 3FG

**OPEN DAY TAKING PLACE ON THE 28TH OF FEBRUARY FROM 11AM UNTIL 5PM,
PLEASE NOTE THIS IS VIA STRICT APPOINTMENT ONLY**

Welcome to this beautiful four bedroom detached home located on Hayre Close in the desirable area of Walsgrave, Coventry developed by O Flanagan Homes. This property boasts a prime position located just off of Ansty Road and comes with the added peace of mind of a 10-year warranty.

As you enter the home, you are greeted by a welcoming entrance hall that leads into a stunning kitchen/diner/family room with doors leading onto the garden. The bespoke German designer kitchen by Nobilia is fully equipped with modern conveniences, including an integrated fridge/freezer, dishwasher, Bosch oven and induction hob, making it perfect for both everyday living and entertaining guests. The lounge is a good size with doors leading out to the garden.

The property benefits from four beds, the master benefitting from an ensuite and dressing area. The family bathroom in this home is fitted with high-quality Vitra sanitaryware and Hansgrohe taps, ensuring a touch of luxury and style.





POETS GRANGE

Dimensions

GROUND FLOOR

KITCHEN/DINING/FAMILY
ROOM

5.79m x 4.67m

UTILITY ROOM

LOUNGE

5.33m x 3.45m

DOWNSTAIRS
CLOAKROOM

FIRST FLOOR

MASTER BEDROOM
3.18m x 2.84m

DRESSING ROOM

ENSUITE

BEDROOM TWO
3.89m x 2.84m

BEDROOM THREE
2.51 x 2.03

BEDROOM FOUR
3.53m x 2.84m

FAMILY BATHROOM



shortland-horne.co.uk

Floor Plan



Total area: sq ft

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

arranging for a survey on this or any other Shortland Horne property to confirm current availability.

Money Laundering

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.

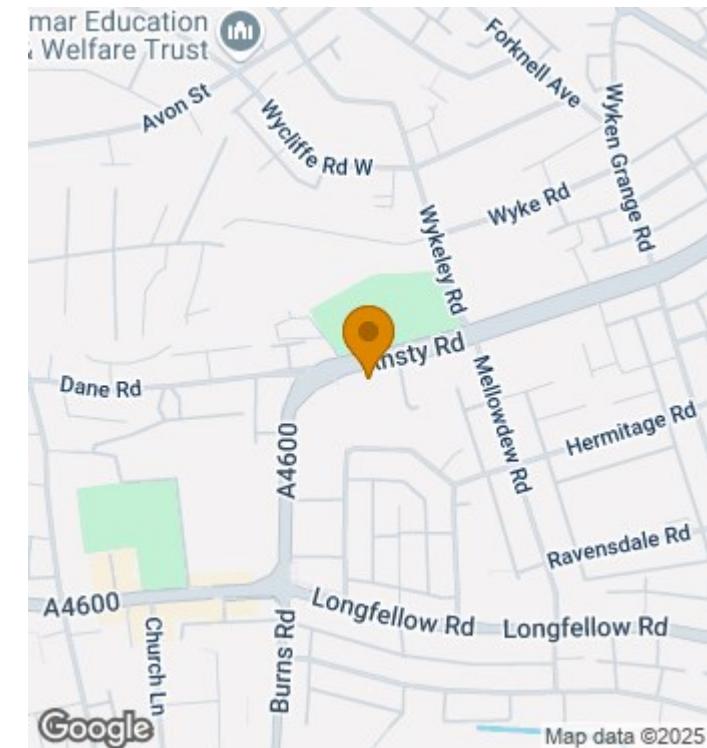
Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

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 properly mark

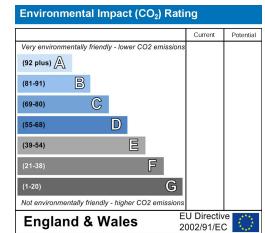
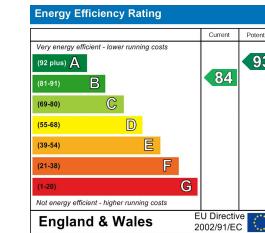
Have a business relationship? We are required by the Code of Conduct published by the NADA Proprietary Mark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Home's Mortgage Advisors Midland Financial Planning Limited, & partner practices of J. J. Joyce's Place. For referring business to Midland Financial Planning Limited Shortland Home 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.

Location Map



EPC



Trusted Property Experts