



SHORTLAND  
HORNE

Trusted  
Property Experts

Ansty Road  
CV2 3FG

# Ansty Road CV2 3FG

Welcome to this splendid three-bedroom semi-detached home located on Hayre Close in the desirable area of Walsgrave, Coventry developed by O Flanagan Homes. This property boasts a prime position fronting 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. This space is truly a chef's delight, featuring a bespoke German designer kitchen by Nobilia. The kitchen 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 bathrooms in this home are fitted with high-quality Vitra sanitaryware and Hansgrohe taps, ensuring a touch of luxury and style.

This property is ideally situated for those working at the University Hospital Coventry and Warwickshire (UHCW) and offers excellent connectivity to the motorway network, making it a convenient choice for commuters.





POETS GRANGE



## Dimensions

GROUND FLOOR

ENTRANCE HALL

KITCHEN/DINING  
ROOM

5.59m x 2.97m

LOUNGE

5.41m x 3.61m

DOWNSTAIRS  
CLOAKROOM

FIRST FLOOR

MASTER BEDROOM

4.04m x 2.87m

ENSUITE

BEDROOM TWO

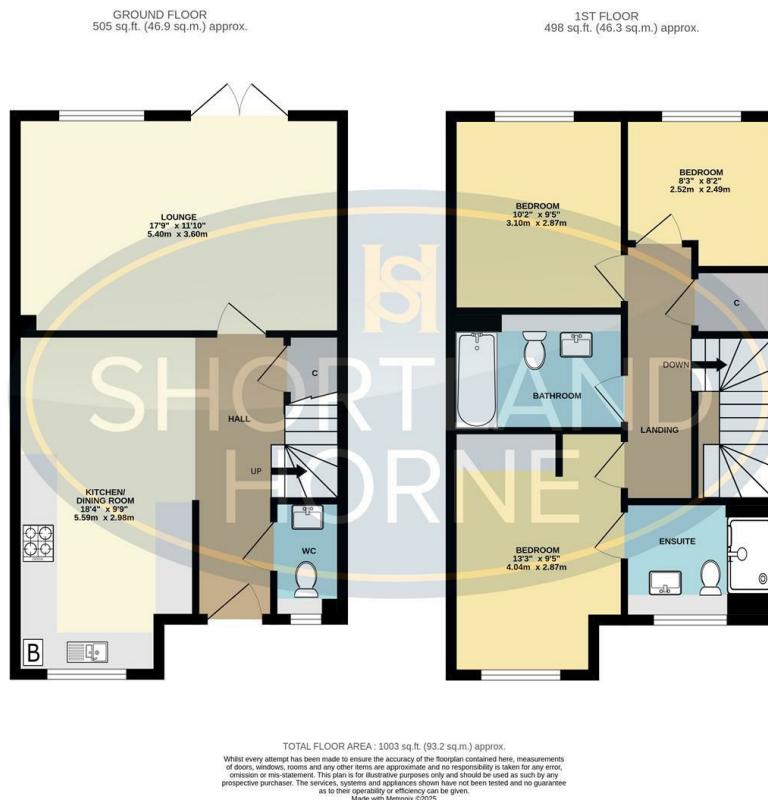
3.10m x 2.87m

BEDROOM THREE

2.51m x 2.49m

FAMILY BATHROOM

## 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 Proceeds

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.

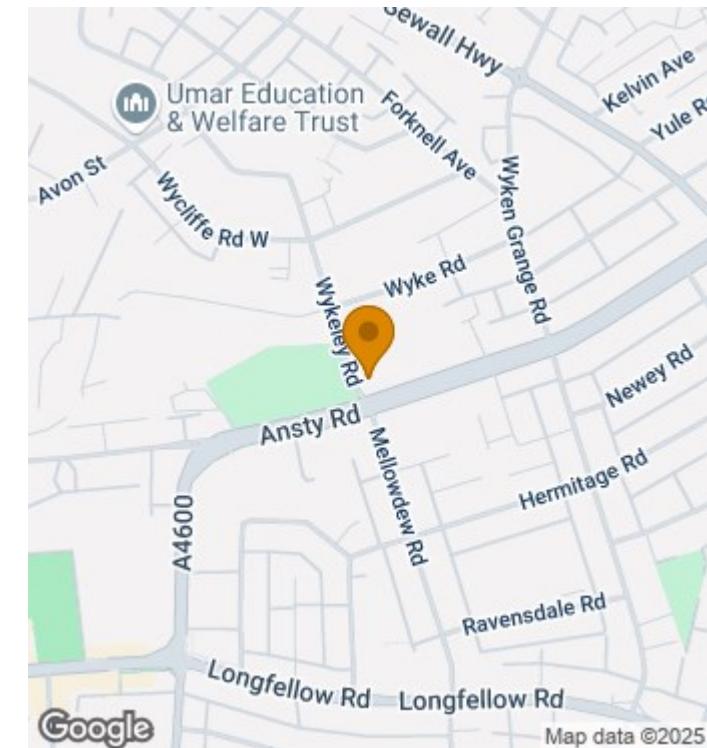
**Appliances** We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

**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 manage

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 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.

## Location Map



EPC

The chart shows the Energy Efficiency Rating for England & Wales. The x-axis represents the percentage of dwellings, and the y-axis represents the energy efficiency rating categories. The data is as follows:

Rating	Percentage
Very energy efficient - lower running costs (A)	92 (plus)
(B)	61-91
(C)	60-40
(D)	35-44
(E)	30-64
(F)	21-38
(G)	1-20
Not energy efficient - higher running costs	

Current EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(R2 plus)	A		
(B1-91)	B		
(B9-80)	C		
(55-46)	D		
(39-34)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/9/EC	



02476 222 123

✉ lettings@shortland-horne.co.uk ☎ @ShortlandHorne  
🌐 shortland-horne.co.uk 📱 Shortland-Horne

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