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PLOT
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O'FLANAGAN
HOMES
OPENING NEW DOORS

Ansty Road
CV2 3FG

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OPEN DAY THURSDAY 19TH JUNE 5PM UNTIL 7PM CALL TO BOOK YOUR APPOINTMENT

Nestled in the Hayre Close, off Ansty Road in Walsgrave, close to UHCW, this exquisite two-bedroom detached bungalow is a remarkable new build, crafted to the highest standards by the esteemed builders O'Flanagan Homes. Spanning an impressive 840 square feet, this property offers a harmonious blend of modern living and comfort.

Upon entering, you are greeted by a spacious open-plan lounge, kitchen, and dining area, perfect for both relaxation and entertaining. The design maximises natural light, creating a warm and inviting atmosphere throughout. The contemporary kitchen is equipped with high-quality fixtures, making it a delightful space for culinary enthusiasts.

The bungalow features two generously sized double bedrooms, ensuring ample space for rest and privacy. The master bedroom boasts the added luxury of an en-suite bathroom, providing a personal retreat for relaxation. The second bathroom is equally well-appointed, catering to the needs of family and guests alike.

selling quality
property since 1995

Custom text box





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Dimensions

KITCHEN/DINING/FAMILY ROOM

7.01m x 4.42m

UTILITY ROOM

MASTER BEDROOM

4.47m x 3.12m

ENSUITE

BEDROOM TWO

3.51m x 2.97m

FAMILY BATHROOM

STORE CUPBOARD

SECOND STORE CUPBOARD



Floor Plan



Total area: 840.00 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 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

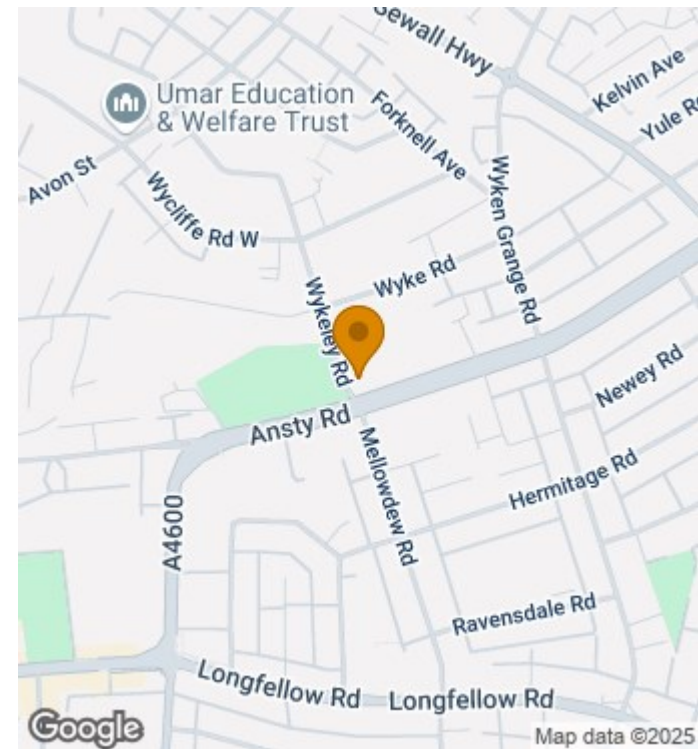
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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.

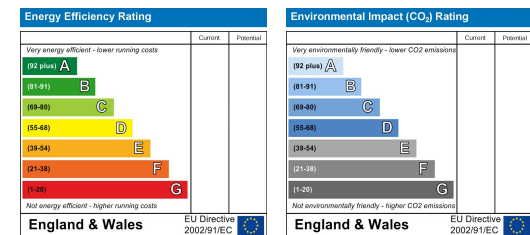
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending 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.

Location Map



EPC



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