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St. Lawrence Road
Ansley CV10 9PN

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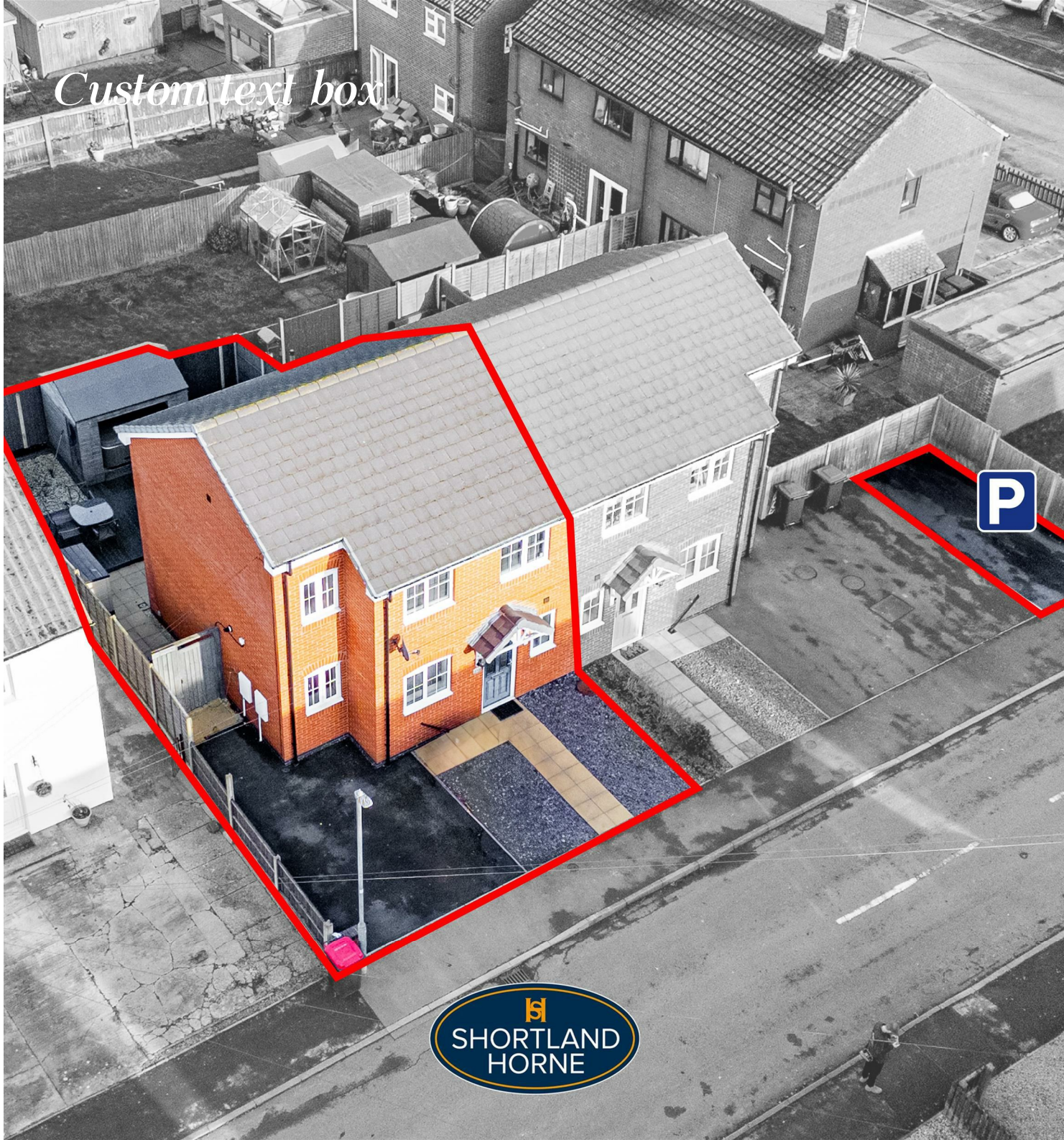
Nestled in the charming village of Ansley, Nuneaton, this well-presented three-bedroom semi-detached house offers a perfect blend of modern living and village charm. Shortland Horne is pleased to present this delightful property, which is ideally situated close to local schools, shops, and excellent transport links to Birmingham and Coventry.

Upon entering, you are welcomed by a bright entrance hall that leads to a spacious lounge, perfect for relaxation and entertaining. The kitchen is well-equipped, providing a functional space for culinary pursuits. The ground floor also features a convenient guest WC, enhancing the practicality of the home.

The first floor boasts three comfortable bedrooms, with the master bedroom benefiting from an en suite bathroom, ensuring privacy and convenience. A further main bathroom serves the additional bedrooms, making this home ideal for families or those who enjoy having guests.

Externally, the property offers off-road parking for two vehicles, a valuable feature in this desirable area. The private rear garden provides a tranquil outdoor space, complete with gated pedestrian side access, perfect for enjoying the fresh air or

selling quality
property since 1995



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Custom text box
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Dimensions

GROUND FLOOR

Entrance Hallway
1.07m x 3.45m

Living Room
4.88m x 3.43m

Kitchen
3.71m x 2.87m

W/C

FIRST FLOOR

Bedroom One
3.89m x 2.64m

En-Suite
1.96m x 1.19m

Bedroom Two
2.29m x 2.69m

Bedroom Three
1.96m x 2.08m

Bathroom
1.45m x 2.59m

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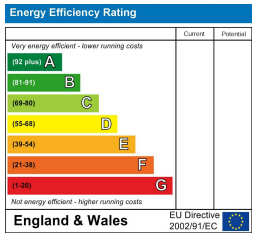
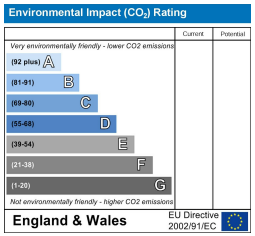
Floor Plan

Location Map

EPC





Total area: 727.00 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 ccordance 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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