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Ainsbury Road  
CV5 6BB

# Ainsbury Road

## CV5 6BB

This spacious and versatile three-bedroom detached bungalow offers beautifully balanced accommodation throughout, ideal for families, downsizers seeking generous living space, or buyers looking for flexible single-level living.

The property is centred around a welcoming entrance porch and hallway, leading to a superbly proportioned lounge and dining room extending over 25 feet in length. This impressive reception space provides an abundance of natural light and creates a wonderful environment for both relaxing and entertaining. Adjacent to the main living area, the conservatory offers an additional reception space overlooking the garden, perfect for year-round enjoyment.

The kitchen is thoughtfully positioned with direct access to a separate utility room, enhancing practicality for modern day living while keeping the main living areas streamlined and sociable.

There are three well-proportioned bedrooms, all offering excellent flexibility for family accommodation, guest rooms, or home office use. All the bedrooms benefit from fitted wardrobes, while the remaining bedrooms are conveniently served by a modern shower

### Location

Located in the heart of Coventry's sought-after Earlsdon area, Ainsbury Road, CV5 6BB offers the perfect balance of peaceful residential living and vibrant city convenience. This attractive location is renowned for its leafy streets, strong community atmosphere, and excellent connectivity, making it one of the city's most desirable neighbourhoods for professionals, families, and students alike.

Just moments away, Earlsdon High Street provides an excellent selection of independent cafés, stylish bars, restaurants, boutiques, and everyday amenities, creating a lively village-style feel within easy reach of Coventry city centre. The area is also well positioned for access to the University of Warwick, Coventry Railway Station, and major road links including the A45 and A46, making commuting straightforward both locally and further afield.

Residents benefit from nearby parks and green spaces, excellent local schools, and a welcoming neighbourhood atmosphere that combines character with convenience. Whether enjoying the local café culture, commuting to Birmingham or London, or simply appreciating the quieter residential surroundings, Ainsbury Road delivers an outstanding lifestyle location in one of Coventry's most established and well-connected districts.

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selling quality  
property since 1995





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## Dimensions

### GROUND FLOOR

Porch

Entrance Hallway

Lounge/Dining Room

7.90m x 3.51m

Conservatory

4.14m x 1.40m

Kitchen

3.73m x 2.03m

Utility Room

Shower Room

Bedroom

3.05m x 3.00m

W/C

Bedroom

3.71m x 3.05m

Bedroom

3.38m x 2.95m

### OUTSIDE

Garage

5.64m x 4.14m

# Floor Plan



TOTAL FLOOR AREA: 1353 sq. ft. (125.7 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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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 Home.

**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 Home 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

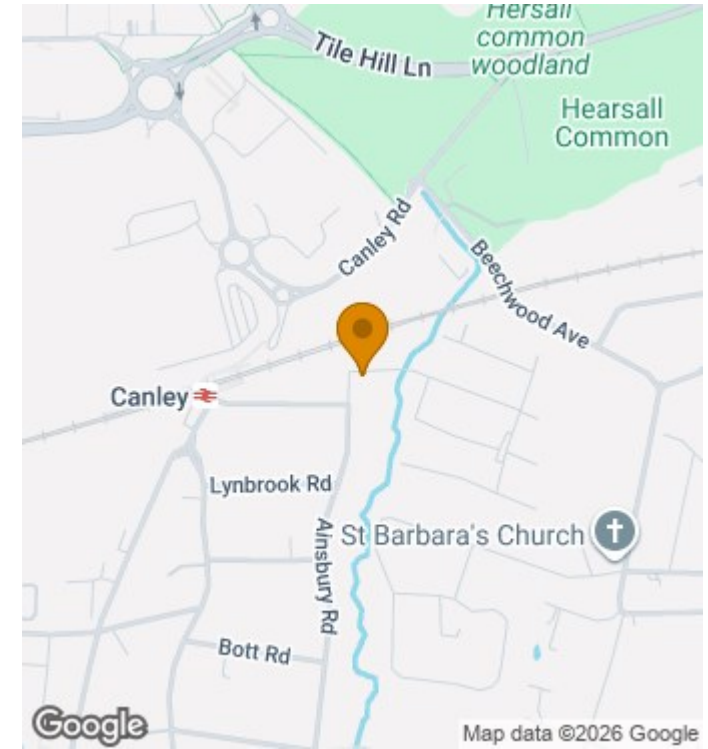
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		



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