



Ansty Road, Coventry, CV2 3FL

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

Situated nearby to University hospital, this lovely family home is in an ideal location and is an excellent purchase for owner occupiers and Landlords alike. With close commuter access to the midland motorway network, the house also offers excellent further potential if required.

In brief the internal accommodation comprises, entrance porch and hall, front lounge with bay window and access to plenty storage, as well as a door into the rear kitchen with a view of the garden and access to the pantry. To the first floor are two good sized double bedrooms and a family bathroom. The house is in need of modernisation but would be a wonderful starter home or investment once done.

Externally there are both front and rear gardens. The rear garden is a great size and front benefits from the potential to convert to a driveway (STPP).

Ansty Road is found in the heart of Wyken and is close to numerous local shops and other amenities. Local schools include Caludon Castle, Wyken Croft and the well regarded St John Fisher RC Primary School also located nearby. Coventry's University Hospital is 15 minutes away on foot. Another of Coventry's major employers, Jaguar Landrover located in Whitley is a short drive away. The M6 motorway, giving easy access to Birmingham and the North is less than one mile away and both the M40 can be reached by way of both the A45 and A46





Key Features

- No Chain
- Two Bedrooms
- Popular Location
- Ample Storage/Pantry Space
- Generous Garden
- In Need Of Modernisation
- Priced To Sell
- 15-20 Minute Walk - University Hospital Coventry
- Rental Potential Of £950pcm Once Basic Works Completed
- Potential For Off Street Parking (STPP)

Offers Over
£150,000

EPC Rating - E

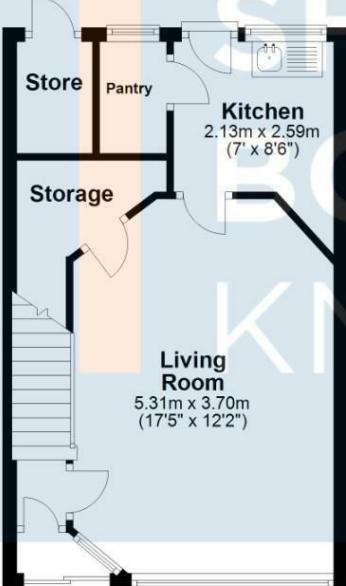
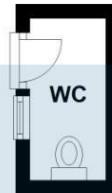
Tenure - Freehold

Council Tax Band - A

Local Authority -
Coventry City Council

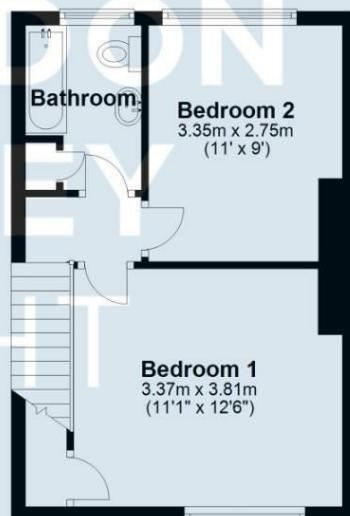
Ground Floor

Approx. 36.4 sq. metres (391.4 sq. feet)



First Floor

Approx. 31.5 sq. metres (338.9 sq. feet)



Total area: approx. 67.8 sq. metres (730.3 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp.

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