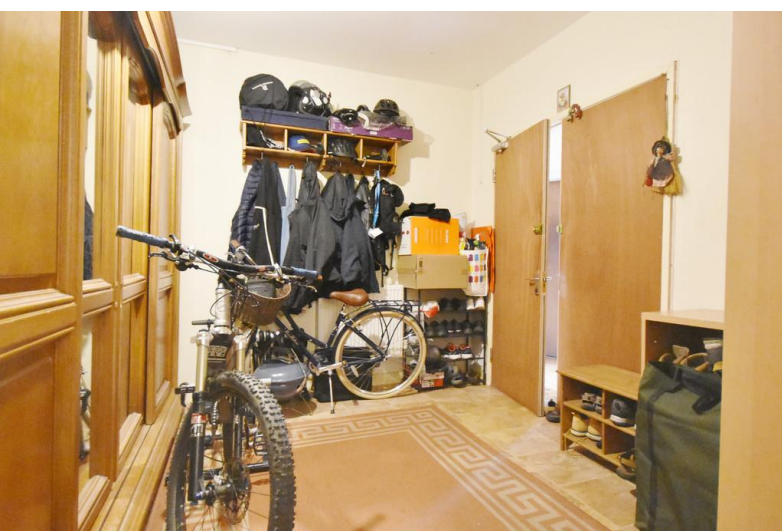




**Ansty Road
Coventry
CV2 3FG**

- Spacious Six-Bedroom Semi-Detached Property
- Fully Licensed HMO
- Three Ensuite Bedrooms
- Two Contemporary Kitchens with Dining Areas

Guide Price £660,000
EPC Rating '70'





Property Description

ABOUT THE PROPERTY

This stunning, modernised 1985 semi-detached home in CV2 3FG is a rare find-offering space, style, and serious investment potential in a prime Coventry location. From the moment you step through the elegant double doors into the spacious entrance lobby, you'll feel the quality and charm that sets this property apart. Inside, two sleek kitchens each feature central dining areas, with one opening to the garden through double doors and framed by a bay window that floods the space with light. The expansive living/dining/study area is perfect for family life or entertaining, complete with a decorative fireplace and another beautiful bay window.

Upstairs, the large bedrooms provide comfort and flexibility, with two showcasing bay windows that add character and brightness. There are two full bathrooms with bath and shower, plus six WCs throughout the home-ideal for busy households or shared living arrangements. Right above the garage, there's an exciting opportunity to extend and create an additional room, adding even more



value and versatility to the property.

Outside, the garden is truly exceptional: a vast patio leads through a charming brick feature fence to a lush lawn bordered by mature trees, offering privacy and tranquillity. The front garden includes a neat lawn and a gigantic driveway that easily accommodates four or more vehicles. Outside of this vast palace, enjoy two mature fore and rear gardens that frame the home with greenery and serenity. The property is conveniently connected to Ansty Road, offering direct access to Coventry City Centre and the hospital-ideal for professionals, families, and commuters alike.



Currently tenanted on rolling contracts and generating approximately £4,500 PCM, this property delivers immediate income for investors. With an existing HMO licence and conversion potential, it's a golden opportunity to maximise rental yield. Whether you're a large family seeking space and comfort, or an investor looking for a high-performing asset, this home ticks every box. Don't miss your chance to secure a standout property in a prime Coventry location.

Important Note To Purchasers

As part of compliance with Anti-Money Laundering Regulations, prospective purchasers will be required to provide identification documents at a later stage. Your cooperation in this matter is appreciated to ensure there are no unnecessary delays in the sale process.



While we strive to provide accurate and reliable sales particulars, they do not constitute or form part of any offer or contract. No information provided should be relied upon as a statement of fact. Additionally, any services, systems, or appliances listed have not been tested by us, and we make no guarantees regarding their functionality or efficiency.

All measurements are intended as a general guide for prospective buyers and may not be exact. Some details may be subject to vendor approval. If you require further clarification, particularly if you are traveling a significant distance to view the property, please contact us.



The final agreement on fixtures and fittings will be determined between the buyer and seller through the official fixtures and fittings form, which will form part of the legal contract handled by the conveyancing solicitors. As the marketing estate agent, none of our particulars or discussions are legally binding, only formal solicitor documentation holds legal weight.



Cloud9 Estates has not verified the legal title of the property, and buyers are advised to seek confirmation through their solicitor.

LOUNGE/DINER (FLAT)
4.09m x 9.68m Max

KITCHEN (FLAT)
4.28m x 4.04m Max

BEDROOM 1
3.14m x 5.40m Max



BATHROOM (FLAT)
1.84m x 3.56m Max

WC
1.21m x 1.96m Max

DINING ROOM
4.08m x 4.32m Max

KITCHEN (SHARED)
4.07m x 4.75m Max

BEDROOM 2



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, distances, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The accuracy, appropriateness and applicability of the plan is not guaranteed and no guarantee is given. Made with Mapbox Cesium.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	79
(55-68) D		
(39-54) E		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements