



## 4 Hayer Close, Ansty Road, Coventry, CV2 3EU

£1,650 Per Calendar Month

- New Build Three Bedroom Semi Detached House
- Two Allocated Parking Bays And Electric Charge Point
- Three Good Bedrooms And Two Bathrooms
- Executive Development Of New Build Houses
- Available Now UNFURNISHED
- Walking Distance Of University Hospital Coventry
- EPC Rating B
- Double Glazed And Gas Central Heating
- Fully Integrated Kitchen With Dining Area
- Coventry City Council Tax Band C



# 4 Hayer Close, Coventry CV2 3EU

Brand New 3-Bedroom Home on Ansty Road – Exclusive Development by O'Flanagan Homes

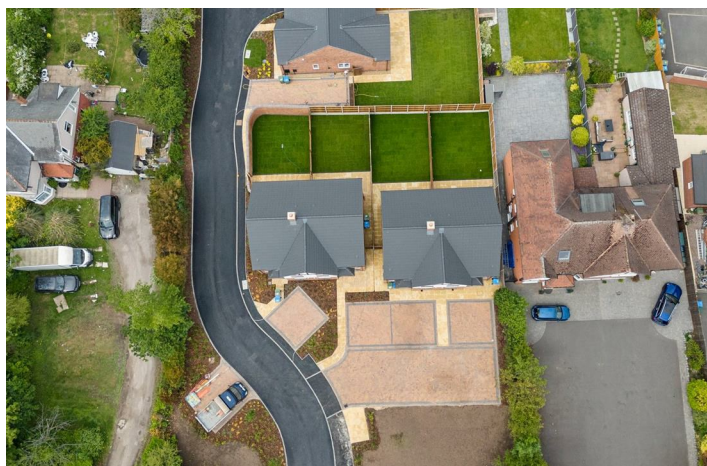
We are delighted to offer this stunning brand new build home, set within an exclusive development of just nine properties on Ansty Road, Coventry. Constructed by the renowned local builder O'Flanagan Homes this beautifully finished home combines high-quality design with a superb location – just moments from University Hospital Coventry.

The ground floor features a stylish, fully fitted kitchen, a bright rear lounge with garden access, and a convenient cloakroom. Upstairs, you'll find three well-proportioned bedrooms, including a master with en suite shower room, along with a modern family bathroom.

Externally, the property benefits from off-road parking for two vehicles, a private rear garden, and a tranquil setting looking onto a wild meadow lawn – offering peace and privacy.

Available unfurnished and ready to move into immediately, this is an ideal home for professionals, hospital staff, or families seeking a modern lifestyle in a prime location.

Don't miss out – contact us today to arrange your viewing!



**EntranceHall**

**Kitchen/Dining Room**

18'4" x 9'9"

**Lounge**

17'8" x 11'9"

**Cloakroom**

**Landing**

**Bedroom One**

13'3" x 9'4"

**Bedroom Two**

10'2" x 9'4"

**Bedroom Three**

8'3" x 8'2"

**Bathroom**

**En Suite Shower Room**

**Allocated Parking**

**Rear Garden**



### Viewings

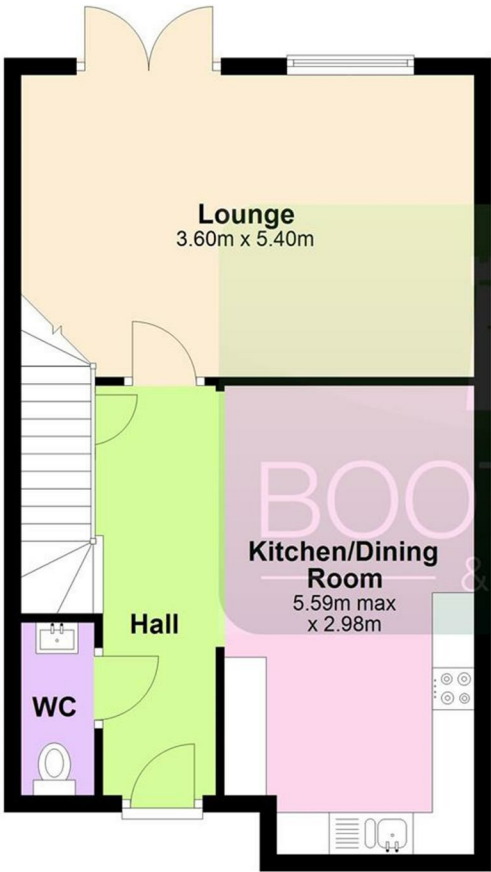
Viewings by arrangement only. Call 01926 857244 to make an appointment.

### EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**Ground Floor**  
Approx. 48.0 sq. metres



**First Floor**  
Approx. 48.1 sq. metres

