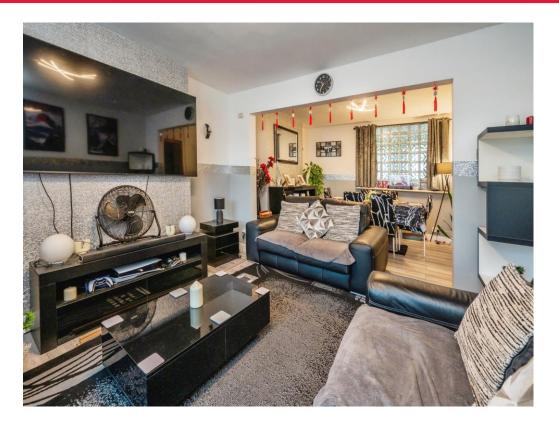


Connells

Ansty Road Coventry

# Ansty Road Coventry CV2 3EX







## **Property Description**

This end of terrace family home is located in the residential area of Walsgrave, close to local amenities, bus routes, good road networks, close to University Hospital and schools. The accommodation briefly comprises: ground floor through lounge/diner and fitted breakfast kitchen. To the first floor there are three bedrooms and a fitted bathroom. Outside to the front there is a forecourt, to the rear there is a south facing garden, summer house and double garage.

## **Approach**

Front door to:

#### Porch

Internal door to;

#### **Entrance Hall**

Radiator and laminate flooring.

## Lounge/Diner

23' 3" x 12' 4" ( 7.09m x 3.76m )

Double glazed window to the front elevation, two radiators, laminate flooring, television point and double glazed window to the rear overlooking the rear garden.

### **Breakfast Kitchen**

17' 3" x 14' 5" ( 5.26m x 4.39m )

Wall and base mounted units incorporating an inset single drainer sink unit with work surfaces.. Integrated electric double oven and gas hob with cookerhood over, plumbing for automatic washing machine, space for domestic appliance, radiator, double glazed window to the rear elevation and double glazed patio doors leading to the rear garden.

## **First Floor Landing**

Laminate flooring and doors to:

#### **Bedroom One**

13' 11" max x 10' 6" ( 4.24m max x 3.20m )

Double glazed window to the front elevation, laminate flooring and radiator.

#### **Bedroom Two**

11' 10" x 9' 5" ( 3.61m x 2.87m )

Double glazed window to the rear elevation, laminate flooring and radiator.

#### **Bedroom Three**

8' x 7' 5" ( 2.44m x 2.26m )

Double glazed window to the front elevation, laminate flooring and radiator.

#### **Fitted Bathroom**

Tiled, comprising bath with shower over, wash hand basin, toilet, radiator and double glazed window to the rear elevation.

## Outside

# **Front Of Property**

Block paved forecourt and access to front door.

## Rear Garden

Being south facing and having a decked area beyond being parved and providing access to a summer house which has power and private door to the garage.

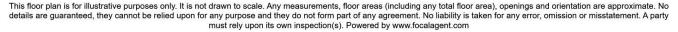
# **Double Garage**

Two garage doors and power.









To view this property please contact Connells on

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38 New Union Street COVENTRY CV1 2HN

**EPC Rating: D** 

view this property online connells.co.uk/Property/COV321651





Tenure: Freehold





<sup>1.</sup> MONEY LAUNDERING REGULATIONS 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. 2. These particulars do not constitute part or all of an offer or contract.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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