



Connells

Ansty Road
Wyken Coventry



Property Description

This beautifully presented mid terrace family home is located in the popular residential area of Wyken, being close to University Hospital, local amenities, bus routes and road networks. The accommodation briefly comprises: ground floor w/c, lounge, dining room and fitted breakfast kitchen. To the first floor there are three bedrooms and a fitted bathroom. To the second floor there is a fourth bedroom with an en-suite shower room. Externally there is a forecourt to the front and rear south facing garden and a garage.

Approach

Double glazed door.

Porch

Internal door to;

Entrance Hall

Stairs rising to first floor, cupboard housing the Valliant boiler.

Lounge

Double glazed window to the front elevation, radiator, television point and decorative fire surround.

Dining Room

18' 3" max x 13' 9" max (5.56m max x 4.19m max)

Radiator and laminate flooring.

Fitted Kitchen

18' 3" max x 13' 9" max (5.56m max x 4.19m max)

Wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces and breakfastbar. Gas cooker point with stainless steel splashback and cookerhood over, space for domestic appliance, two radiators, two double glazed velux windows, double glazed doors leading to the rear garden and further door to;

Toilet

Tiled, comprising toilet, wash hand basin, toilet, extractor fan, plumbing for washing machine, and double glazed window to the rear elevation.

First Floor

Bedroom Two

11' 4" x 12' (3.45m x 3.66m)

Double glazed window to the front elevation and radiator.

Bedroom Three

12' 4" x 10' (3.76m x 3.05m)

Double glazed window to the rear elevation and radiator.

Bedroom Four

8' 2" x 7' 11" (2.49m x 2.41m)

Double glazed window to the front elevation and radiator.

Fitted Bathroom

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

Second Floor

Bedroom One

15' 8" x 12' 5" (4.78m x 3.78m)

Double glazed window to the front & rear elevations and radiator.

En-Suite

Comprising shower cubicle, wash hand basin, toilet, radiator and double glazed window to the rear elevation

Outside

Rear Garden

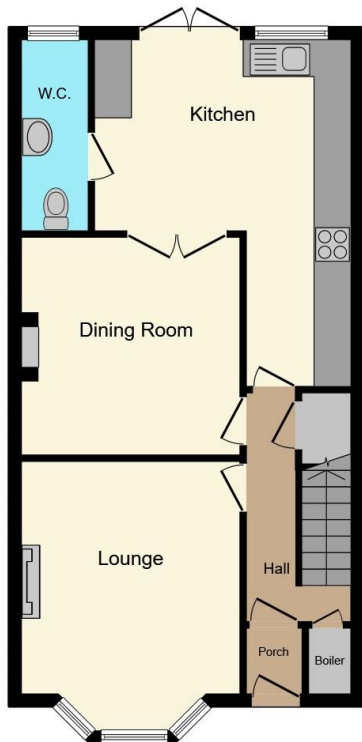
Patio area beyond being laid to lawn.

Garage

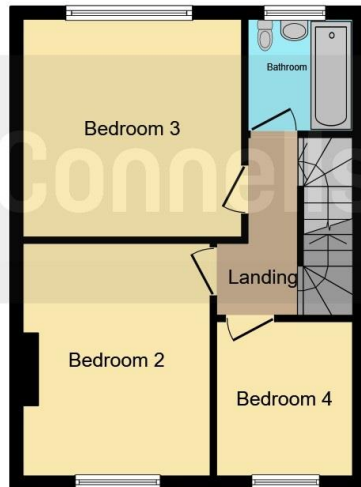
19' 4" x 11' 4" (5.89m x 3.45m)

Power and light.

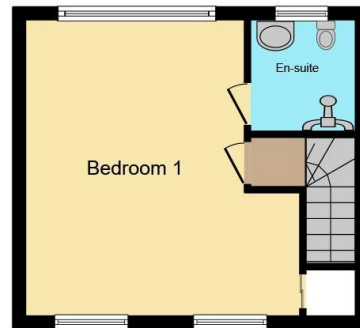




Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C

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Tenure: Freehold



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