



92 Grove Road, Ansty, Coventry, CV7 9JE

HOWKINS &
HARRISON

92 Grove Road,
Ansty, Coventry,
CV7 9JE

Guide Price: £340,000

A well presented three bedroom detached bungalow offered for sale with no onward chain. Situated in a quiet location on a no through road, fronting the Oxford Canal with fields behind, the property sits on a good size private plot.

Features

- Three bedroom detached bungalow
- Quiet location with countryside views
- No onward chain
- Kitchen/diner
- Modern shower room and electric shower
- Gas central heating and UPVC double glazing
- Off-road parking and single garage
- Block paved driveway with a covered carport
- South facing rear garden
- Good sized plot



Location

Ansty village has a very strong community presence with a good quality Social Club and a local pub, The Rose and Castle. Located on the banks of a Canal and being part of the land once owned by Lady Godiva, the village is steeped in history. Together with the larger neighbouring villages of Shilton and Brinklow there are local shops within a few minutes drive. The village lies within the borough of Rugby in Warwickshire and is well placed for a number of leisure opportunities in the local vicinity, including Ansty Golf Club, Macdonald Ansty Hall Hotel, Coombe Abbey Country Park, the Ricoh Arena and the NEC. It is also very well positioned for the commuter, with the junction between the M6 and M69 motorways and A46 road being just 1 mile (1.6 km) southwest of the village. Ansty Park, one of UK's leading business technology parks and transport hub, is also just a stone's throw away. A good selection of state funded and independent primary and secondary schooling is available in the nearby city of Coventry.



Accommodation

The front door opens into an entrance porch with a further door through to the hallway which has doors providing access to all rooms. The sitting room, located to the front of the property, has a feature stone built fireplace with an inset gas fire, behind which is a back boiler which runs the gas fired central heating. Bedroom one is also situated to the front aspect, with a UPVC window overlooking the front garden. Two further bedrooms, a good size single and a double room, to the rear overlook the garden. The spacious kitchen/diner is fitted with a range of built-in base and eye level units with complementary worksurfaces and space for appliances. There is ample space for a dining table and chairs, with a door to the side of the property providing access to the covered car port and block paved driveway. A modern shower room completes the accommodation with the addition of a corner shower enclosure fitted with an electric shower and glass sliding doors, a white sink inset in a vanity unit with storage, and a WC.

Outside

The property has a block paved driveway with parking for three/four cars which leads to the back door, garage and covered carport. The front garden has been terraced and is mostly laid to lawn with mature shrubs. The generous, south facing rear garden is accessed via a wooden gate which leads to a paved patio area with steps down to the lawn and to a further paved patio. There are stepping stones across the lawn leading to an ornamental pond and a gate, allowing access to the rear boundary with field views beyond.

Viewing

Strictly by prior appointment via the selling agent
Howkins & Harrison. Contact [Tel:01788-564666](tel:01788-564666).

Fixtures and Fittings

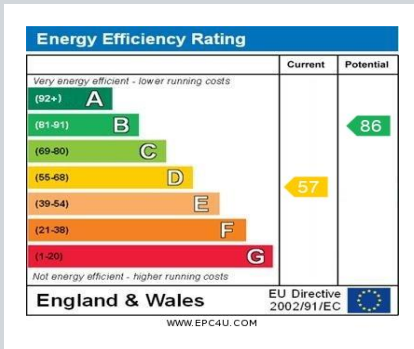
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

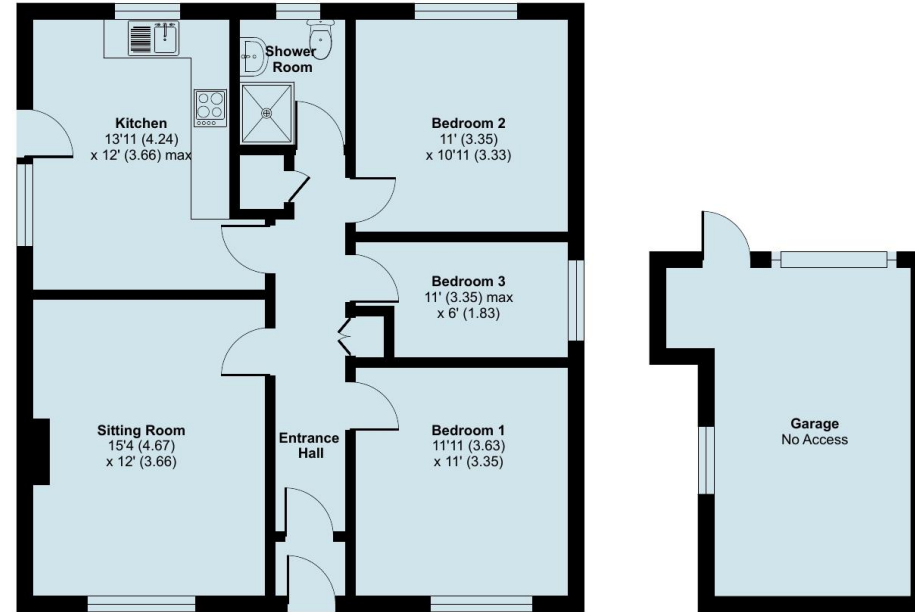
Rugby Borough Council. [Tel:01788-533533](tel:01788-533533).
Council Tax Band – D.



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Approximate Area = 825 sq ft / 76.6 sq m (exclude garage)

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Howkins & Harrison. REF: 1091511

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