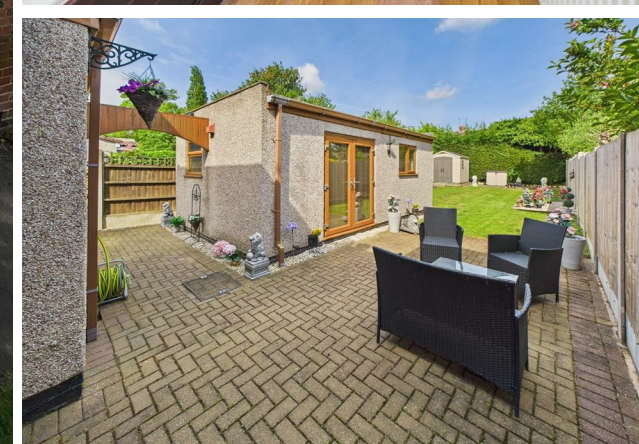
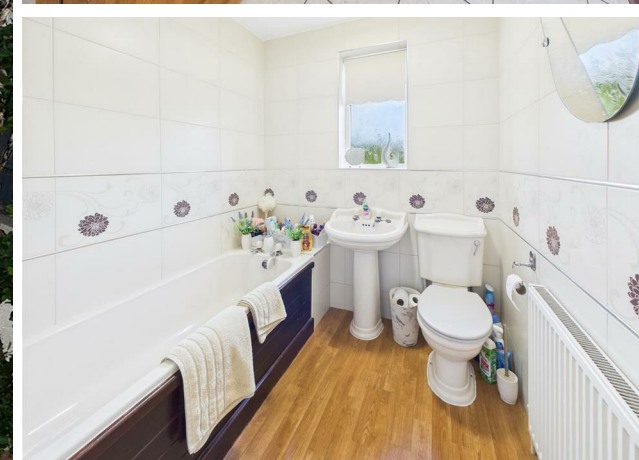


360°
VIRTUAL TOUR
ONLINE
VIEWING



Ansty Road, Walsgrave, Coventry CV2 3FN
Offers Over £325,000

archerbassett
LETTINGS AND SALES

ADDITIONAL SELF CONTAINED ANNEX TO REAR A substantial three bedroom semi detached home in the popular area of Walsgrave, situated within walking distance to the University Hospital Coventry & Warwickshire and local amenities it comes with double glazing and gas central heating. Briefly comprising of a spacious through lounge/diner with patio door to garden and feature fireplace, modern fitted kitchen with a range of wall and base units to include an integrated gas hob and electric oven. To the first floor are three well proportioned bedrooms with the two double bedrooms both having fitted wardrobes, and a fully tiled family bathroom with white suite to include bath with shower over, W/C and hand wash basin. Externally there is a large block paved drive to front with secure side gate leading to garden, to the rear is a private lawned garden with patio area and a self contained annex with full electric supply. The Annex features a open plan living space with fitted kitchen and bedroom with ensuite shower room.

Lounge/Diner

27'1" x 11'5" (8.27m x 3.5m)

Double glazed bay window to front and patio doors to rear, spacious with feature fireplace and carpet.

Kitchen

15'9" x 6'3" (4.81m x 1.93m)

Double glazed dual aspect windows, modern fitted kitchen with a range of wall and base units to include an integrated gas hob and electric oven.

Bedroom 1

13'2" x 9'7" (4.03m x 2.93m)

Double glazed bay window to front. Spacious double room with fitted wardrobes.

Bedroom 2

13'9" x 8'4" (4.20m x 2.56m)

Double glazed window to rear with view of garden, large double room with fitted wardrobes.

Bedroom 3

7'2" x 6'4" (2.19m x 1.94m)

Double glazed window to front, generously sized single bedroom.

Bathroom

6'6" x 6'3" (2.00m x 1.93m)

Double glazed window to rear with privacy glass. Fully tiled family bathroom with white suite with bath and shower over, WC and handwash basin.

DISCLAIMER

The details for this property advert are believed to be accurate but not all items shown in the photographs may be included and interested parties must not rely upon this advert or any other statement as being a representation of fact and must satisfy themselves by inspection or otherwise to the correctness of each of them. Archer Bassett, or any of its employees, has authority to make or give any representation or warranty whatsoever in relation to the property. All verbal statements made in the course of negotiations are made on the same understanding. This advert does not form part of any contract not does it constitute property particulars.

Detached Self Contained Annex

An exceptional detached annex located behind the main house. Comprising of an open plan living area with fitted kitchen, bedroom and ensuite with shower, WC and handwash basin,

Agent Notes

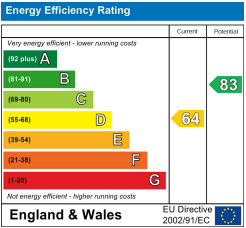
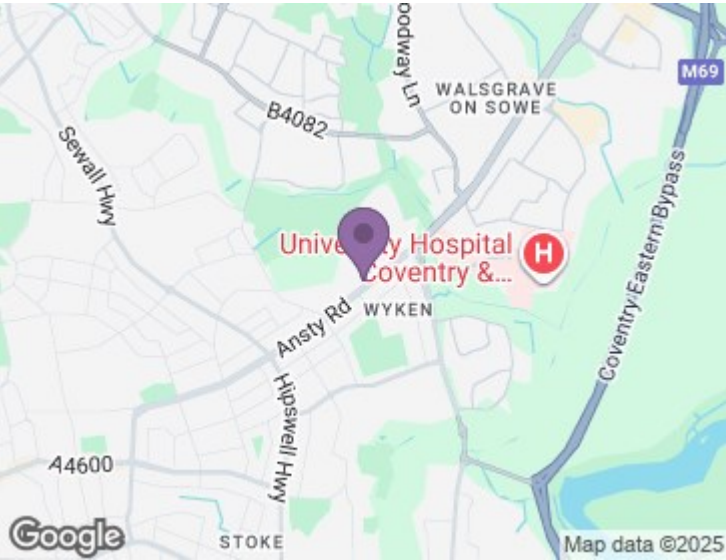
- 1. Anti-Money Laundering (AML) Regulations – All named purchasers and anyone gifting funds will be asked to produce identification documentation before proceeding to instruction of solicitors and we would ask for your co-operation in order to proceed to agreeing the sale as soon as possible.
- 2. Source of Funds - All named purchasers and anyone gifting funds will be asked to produce evidence of the source of their funds before proceeding to instruction of solicitors.
- 3. These particulars do not constitute part or all of an offer or contract.
- 4. Any measurements indicated are intended for guidance only and as such must not be relied upon and any interested parties are advised to confirm any measurements before committing to any offer.
- 5. Archer Bassett has not tested any equipment, appliances, fixtures, fittings or services.

Tenure - Freehold

The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

Viewings

Viewings are strictly by appointment only via Archer Bassett.



67 Hertford Street, Coventry CV1 1LB
024 7623 7500
sales@archerbassett.co.uk
archerbassett.co.uk