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Ainsbury Road  
CV5 6BA

# Ainsbury Road

## CV5 6BA

Nestled in the prestigious Canley Gardens area, this luxurious detached bungalow on Ainsbury Road in Coventry is a true gem waiting to be discovered. Boasting four bedrooms, three bathrooms, and three reception rooms, this cleverly designed residence offers an exceptional living experience for those seeking elegance and sophistication.

As you step into this distinguished home, you are welcomed by a spacious porch leading to an inviting entrance hall, setting the tone for the grandeur that lies within. The heart of the home is the stylish kitchen diner, complete with high-end appliances and a sleek design that is sure to impress even the most discerning chef.

The living room is a sanctuary in itself, featuring a charming fireplace and double glazed sliding doors that open into a sunroom, allowing natural light to illuminate the space. The formal dining room provides an elegant setting for entertaining guests, making every gathering a special occasion.

The outdoor space is just as impressive, with a beautifully landscaped wrap-around garden that includes a 'secret garden' area offering serene views of a stream and

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selling quality  
property since 1995





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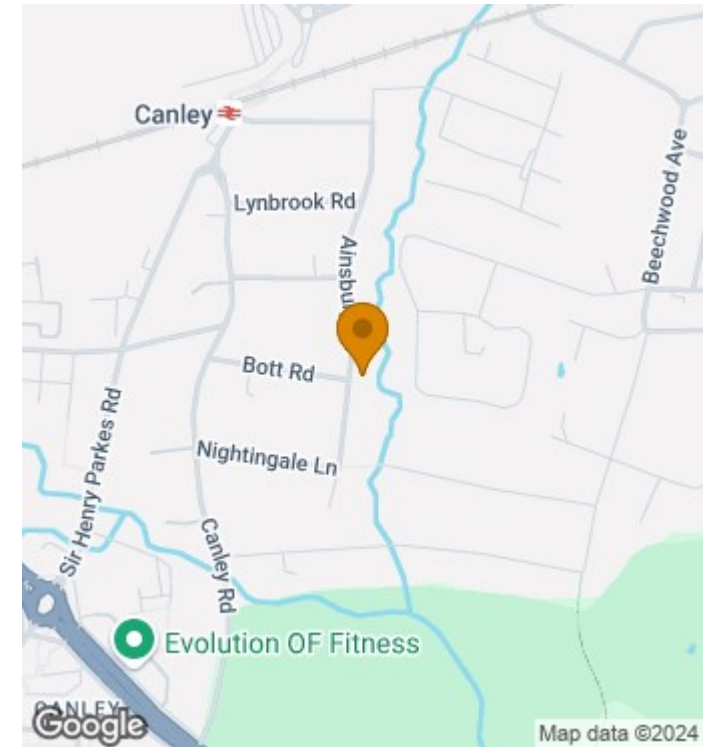
## Dimensions

<b>GROUND FLOOR</b>	<b>Bedroom</b> 2.69m x 2.59m
<b>Porch</b>	
<b>Entrance Hallway</b>	<b>Bedroom</b> 3.48m x 2.59m
<b>Lounge</b> 5.21m x 4.47m	<b>Bathroom</b>
<b>Conservatory</b> 6.81m x 3.53m	
<b>Dining Room</b> 4.06m x 2.67m	
<b>Kitchen</b> 4.45m x 2.57m	
<b>Breakfast Area</b> 3.15m x 2.77m	
<b>Games Room</b> 4.98m x 4.90m	
<b>Utility Room</b>	
<b>Bedroom</b> 4.09m x 2.67m	
<b>Bedroom</b> 4.09m x 4.06m	
<b>En-Suite</b>	

# Floor Plan



# Location Map



Total area: 1997.00 sq ft

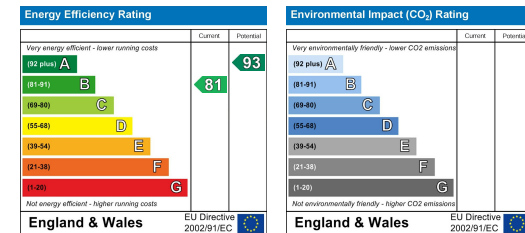
**Disclaimer**

**Services** All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.  
**Fixtures and Fittings** Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.  
**Viewing** Strictly by arrangement through Shortland Horne.  
**Measurements** Room measurements and floor plans are for guidance purposes only and are approximate.  
**Purchase Procedure** It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.  
**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. 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.  
**Appliances** We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.  
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

## EPC



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