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Anchorway Road
Green Lane CV3 6JG

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* EXTENDED DOUBLE BAYED TERRACE * EXTENDED KITCHEN THROUGH TO SHOWER ROOM * 3 BEDROOMS * DIRECT ACCESS CAR PARKING & REAR ACCESS GARAGE * VIEWING HIGHLY RECOMMENDED

Nestled on the charming Anchorway Road to the south of the city, this delightful mid-terrace house offers a perfect blend of comfort and convenience. The property boasts an extended double-bayed design, providing ample living space for families or those seeking a bit more room to breathe. The welcoming through lounge has plenty of space to entertain guests or enjoy quiet evenings.

The house features three well-proportioned bedrooms, making it an ideal choice for families or those looking to accommodate guests. The extended kitchen is a standout feature, seamlessly connecting to a modern shower room, ensuring that daily routines are both practical and enjoyable.

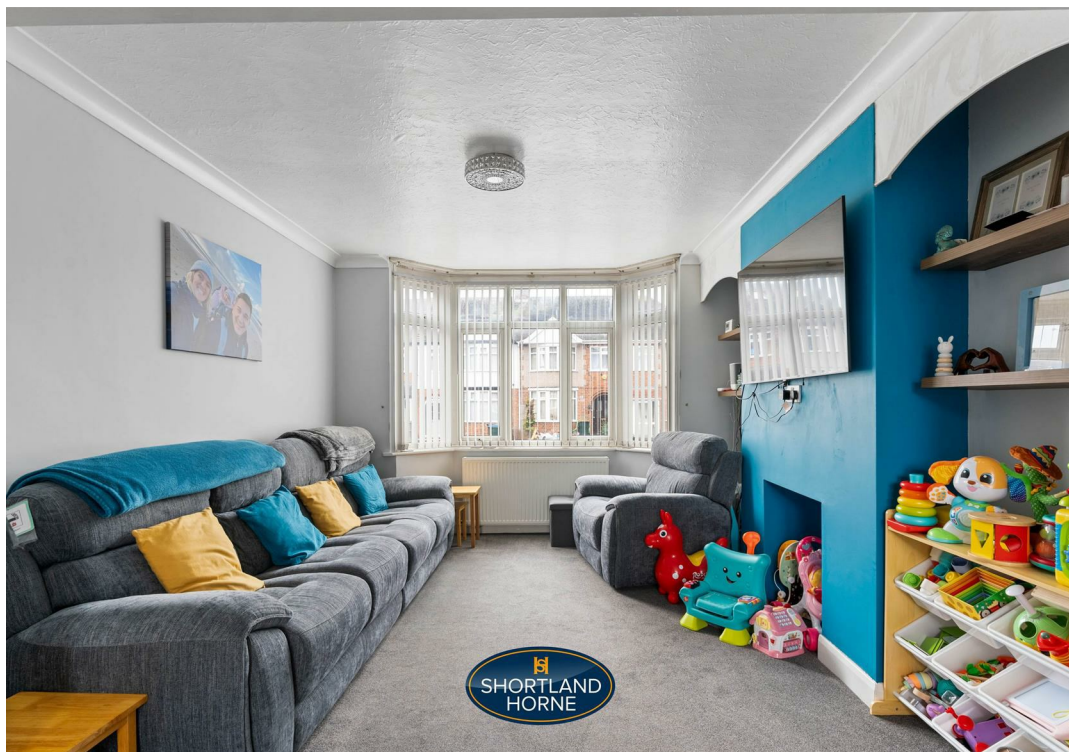
One of the key advantages of this property is its proximity to excellent local schools, making it a prime location for families with children. The area is known for its community spirit and accessibility to various amenities, ensuring that everything you need is within easy reach.

Additionally, the property offers direct access to car parking, a valuable feature in urban living, allowing for hassle-free parking and convenience as well as rear car access to a concrete garage. The fully fenced rear garden enjoys a patio terrace with lawn & summerhouse backing onto gardens in Green Lane South.

In summary, this extended mid-terrace house on Anchorway Road presents a wonderful opportunity for those seeking a comfortable home in a vibrant community. With its spacious layout, excellent local schools, and practical amenities, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your own.

selling quality
property since 1995









Dimensions

ENTRANCE HALL

REAR ACCESS TO
CONCRETE GARAGE

BAY WINDOWED
LOUNGE

3.39 x 3.34

FRONT & FULLY
FENCED REAR
GARDEN

DINING ROOM

3.35 x 3.24

VIEWING HIGHLY
RECOMMENDED

EXTENDED KITCHEN
WITH HOB & OVEN

4.93 x 5.5

SHOWER ROOM

LANDING

BEDROOM ONE

3.37 x 3.24

BEDROOM TWO

3.38 x 3.24

BEDROOM THREE

2.37 x 1.96

FULLY TILED
SHOWER ROOM

DIRECT ACCESS
DOUBLE WIDTH
PAVOR CAR PARKING

Floor Plan



Total area: 826.00 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.

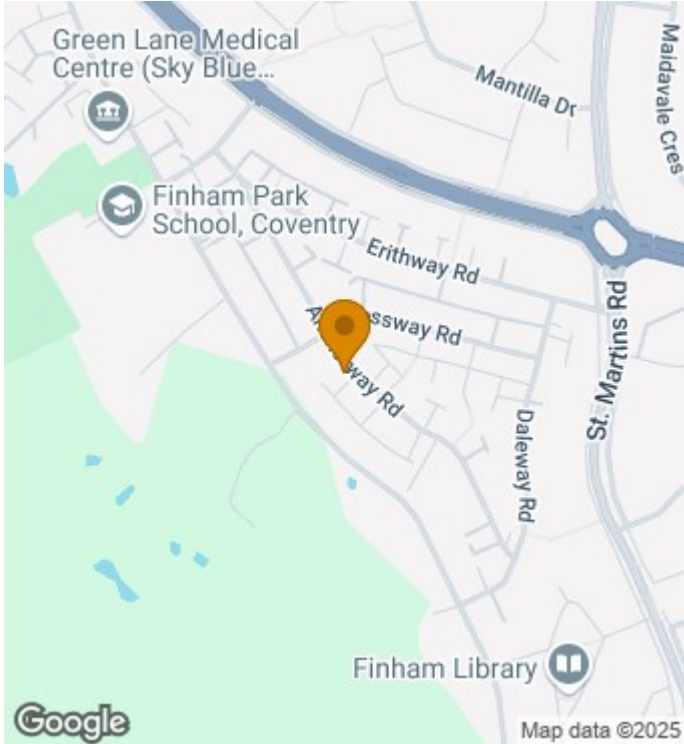
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal 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.

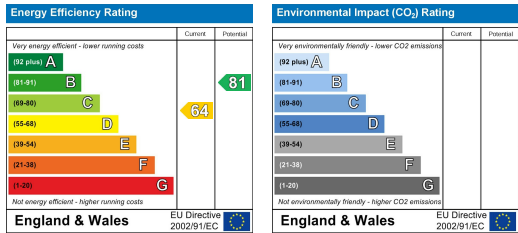
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending 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.

Location Map



EPC



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