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 O'FLANAGAN  
HOMES  
OPENING NEW DOORS

Ansty Road  
CV2 3FG



# Ansty Road CV2 3FG

\*\*\*OPEN DAY THURSDAY 19TH JUNE 5PM UNTIL 7PM CALL TO BOOK YOUR APPOINTMENT\*\*\*

Welcome to this beautiful four bedroom detached home located on Hayre Close in the desirable area of Walsgrave close to UHCW developed by O'Flanagan Homes. This property boasts a prime position located just off of Ansty Road and comes with the added peace of mind of a 10-year warranty.

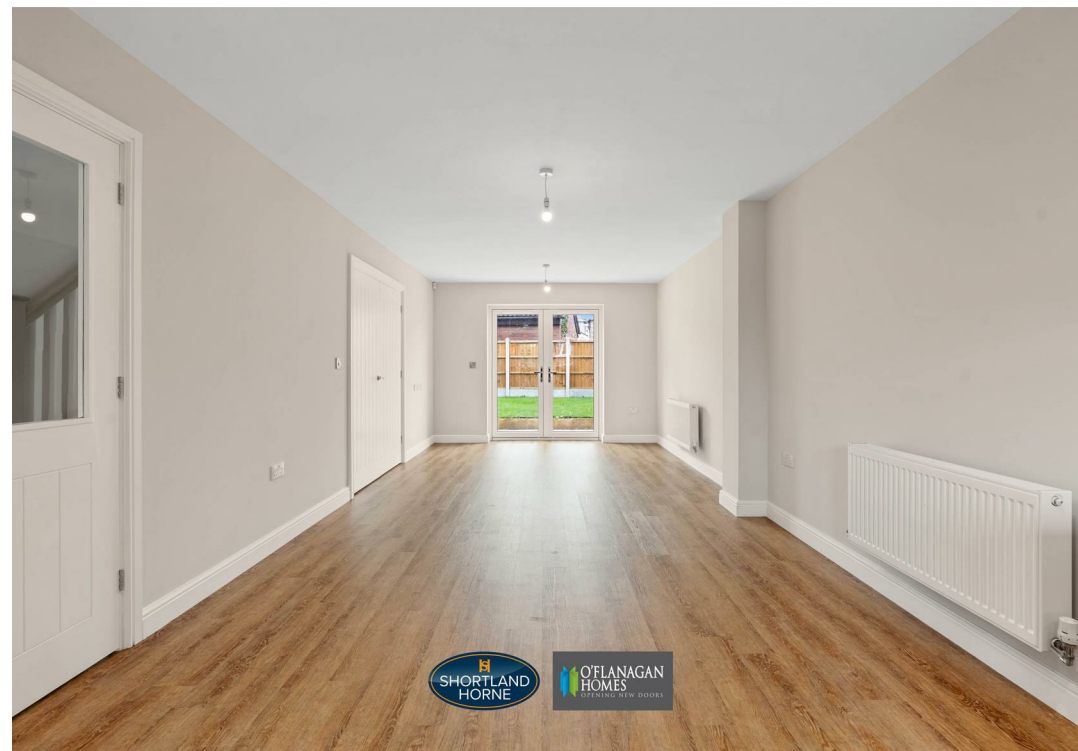
As you enter the home, you are greeted by a welcoming entrance hall that leads into a stunning kitchen/diner/family room with doors leading onto the garden plus lounge and downstairs cloakroom. The bespoke German designer kitchen by Nobilia is fully equipped with modern conveniences, including an integrated fridge/freezer, dishwasher, Bosch oven and induction hob, making it perfect for both everyday living and entertaining guests. There is also a utility which is ideal for families. The separate lounge is a good size with doors leading out to the garden.

The property benefits from four beds, the master benefitting from an ensuite. The family bathroom in this home is fitted with high-quality Vitra sanitaryware and

selling quality  
property since 1995

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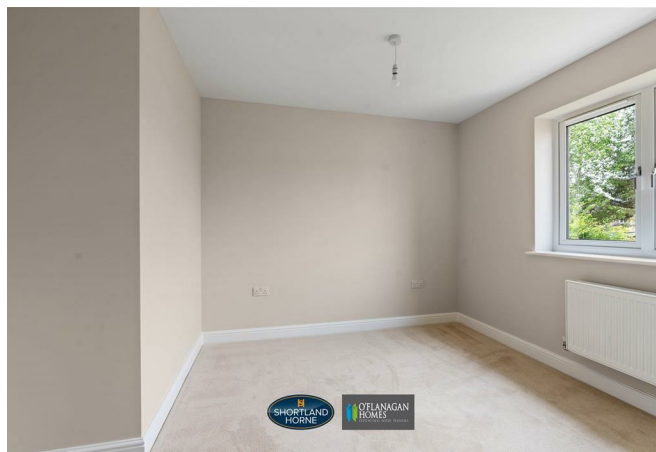






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## Dimensions

### GROUND FLOOR

#### ENTRANCE HALL

#### KITCHEN/FAMILY/DINING AREA OPEN PLAN

9.30m x 3.43m

#### UTILITY ROOM

#### LOUNGE

4.52m x 3.00m

#### DOWNSTAIRS CLOAKROOM

### FIRST FLOOR

#### MASTER BEDROOM

3.68m x 3.40m

#### ENSUITE

#### BEDROOM TWO 11'4" X 11'3"

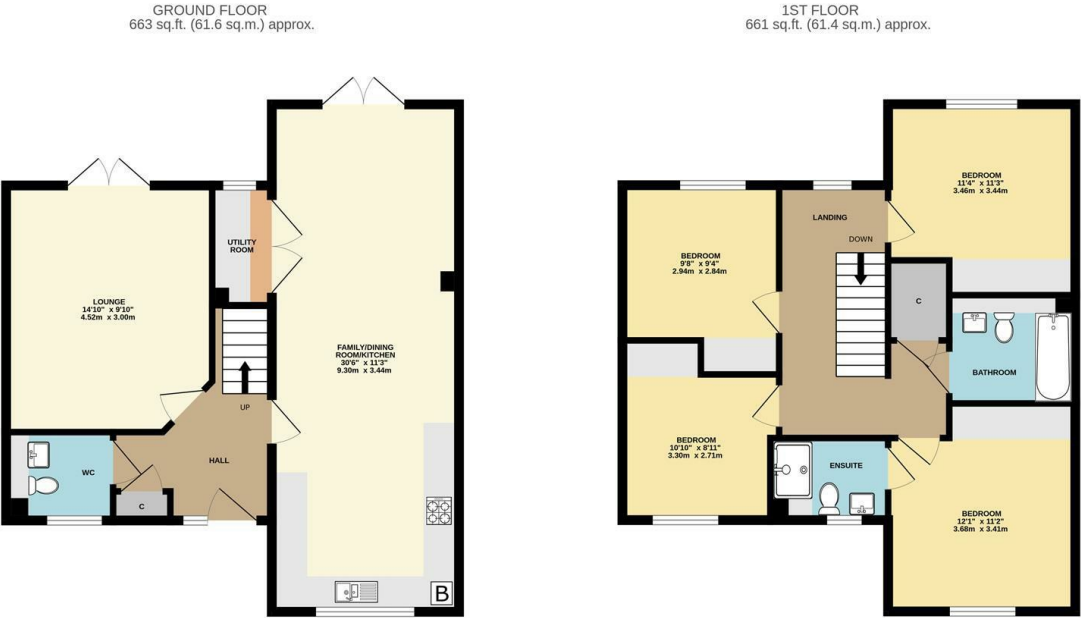
#### BEDROOM THREE

2.94 x 2.84

#### BEDROOM FOUR

3.30m x 2.72m

# Floor Plan



TOTAL FLOOR AREA : 1325 sq.ft. (123.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Total area: 1324.00 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.

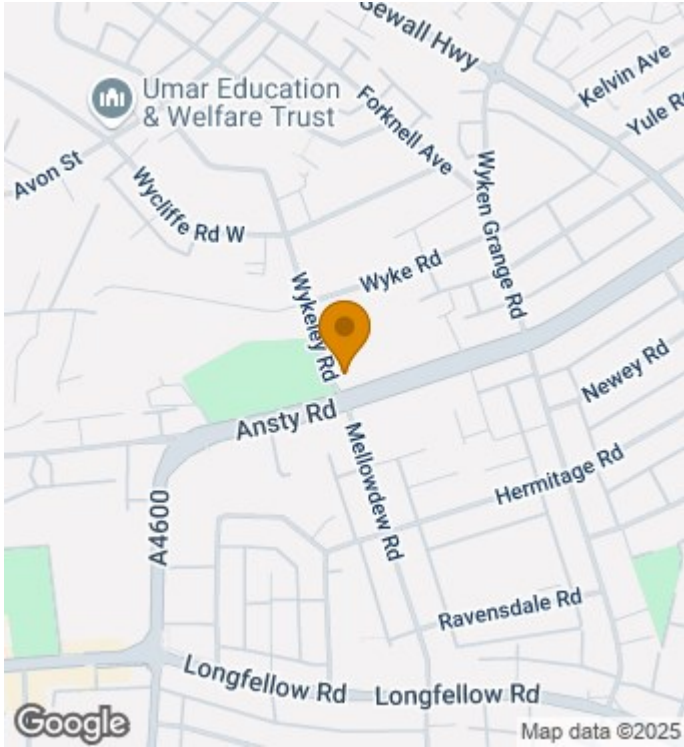
**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our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

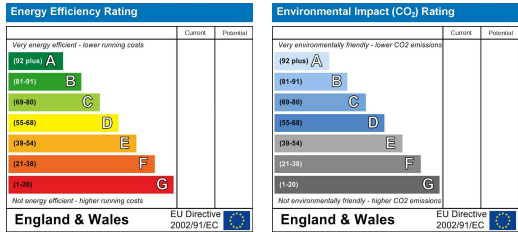
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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