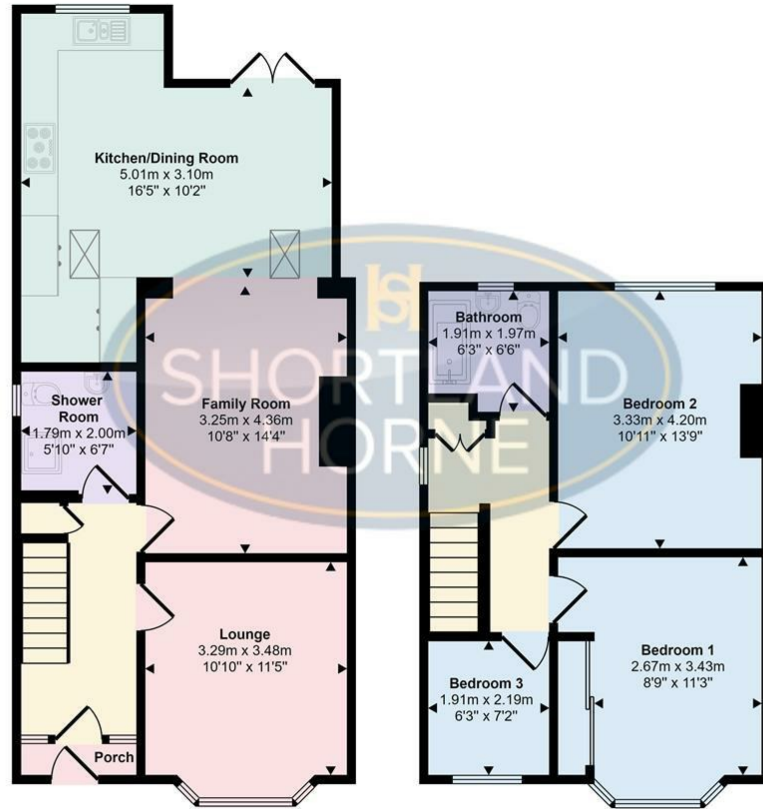


## Floor Plan

Approx Gross Internal Area  
106 sq m / 1140 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	
		2002/91/EC	

### 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.



**Shortland Horne Walsgrave Branch**  
306 Walsgrave Road, Walsgrave, Coventry CV2 4BL

### Other branches:

Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET  
10 Euston Place, Leamington Spa CV32 4LJ

call: 02476 442 288

email: sales@shortland-horne.co.uk

visit: shortland-horne.co.uk

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**Ansty Road**  
**Wyken CV2 3FN**



**£350,000**

**Bedrooms 3  
Bathrooms 2**

Discover a wonderful semi-detached home designed for modern living. As you step inside, you'll immediately be struck by the style and generous space that this property offers. Every inch has been thoughtfully decorated and extended to provide room for both adult gatherings and children's playful adventures in the garden. The icing on the cake - it's available for sale with no onward chain.

Crossing the threshold, you'll find yourself in a bright and inviting hallway adorned with exquisite parquet flooring that gracefully extends throughout the entire ground floor. At the end of this hallway lies a contemporary and convenient shower room, fully tiled and featuring a luxurious rainfall shower and a heated chrome towel rail. The cosiest part of the ground floor is undoubtedly the living room, offering a warm and inviting ambience, making it the perfect place to unwind in front of the fire after a long day's work or in the winter months.

The heart of the home is the expansive open-plan kitchen/dining and living area - a true haven for relaxation and entertainment with friends and family. The extended kitchen exudes style and sophistication, boasting integrated appliances including a double oven, a 6-ring gas hob, and a fridge-freezer. A tasteful selection of shaker-style cabinet units provides ample storage, while there's room for other appliances and plenty of work surface area for even the most enthusiastic home chef. You'll adore the two Velux skylights and large French doors that infuse the dining space with natural light. When spring arrives, the party can effortlessly spill into the sun-drenched rear garden. The sink, featuring an instant hot water tap, is perfectly positioned under the window, allowing you to keep an eye on the children as they play.

Returning to the hallway and ascending the carpeted stairs to the first-floor landing, you'll find two spacious double bedrooms, a single bedroom, and a family bathroom. The double bedrooms provide plenty of space to accommodate substantial beds and furniture comfortably. Bedroom three is versatile and can be utilised as a nursery or a home office space. All the bedrooms exude a sense of peace and serenity, maintaining the relaxed and warm ambience from downstairs. The family bathroom is fully tiled, featuring a three-piece white suite and a shower over the bath.

Outside, the west-facing rear garden boasts a charming patio seating area, perfect for leisurely Sunday morning teas or summer BBQs. The garden features an expanse of lush lawn, an array of vibrant flowers, well-tended borders, and captivating displays, ensuring privacy and tranquility. A pathway leads to the bar/summer house, while side access takes you to the front of the property, where the driveway can comfortably accommodate up to five cars. Notably, the entire property has been adorned with new pebble dash all around.

This home's harmonious blend of traditional and contemporary decor, combined with its flowing layout, creates a warm and inviting atmosphere throughout. You'll be surrounded by an array of outstanding amenities, including sought-after primary and secondary schools like Wyken Croft and Caludon Castle, convenient shopping options, multiple bus routes, quick access to the M6 and M69 motorways, and the added benefit of being within walking distance of the University Hospital.

**GOOD TO KNOW:**

- Tenure: Freehold
- Vendors Position: No Chain
- Parking Arrangements: Driveway
- Council Tax Band: C
- EPC Rating: TBC
- Total Area: Approx. 1140 Sq. Ft



**FIRST FLOOR**

Hallway

Lounge

Family Room

Kitchen/Dining Room

Shower Room

**FIRST FLOOR**

Landing

11'5 x 10'10

14'4 x 10'8

16'5 x 10'2

6'7 x 5'10

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

**OUTSIDE**

Rear Garden

Bar

Driveway

11'3 x 8'9

13'9 x 10'11

7'2 x 6'3

6'6 x 6'3