



Ansley Hall Coleshill Road, Ansley Common Nuneaton



Ansley Hall Coleshill Road, Ansley Common Nuneaton CV10 0QG

for sale
£340,000



Property Description

A fully modern interior with original characterful features await the new owners of this stunning home. The property is accessed off Coleshill Road with secure electric gates leading to the car park of this exclusive development. Here in addition to space to park there is a garage associated with the property.

Walking through the well tended courtyard garden you are lead to this home in the corner of Ansley Hall. The property has an porch that sits open to the lounge that creates an ideal space for coats shoes and bags. The main lounge features a herringbone floor that continues through to the modern kitchen overlooking the secure and private rear garden.

Moving upstairs there is a split level landing. In on direction the principal bedroom sits, with the other leading to the second and third bedroom along with a large family bathroom.

Call us today for more information and to see inside!

Entrance Lobby

Space for coats and shoes and access to lounge.

Lounge

17' 5" max x 18' 6" max (5.31m max x 5.64m max)
Three double glazed windows to side elevation, central heating radiator and stairs to first floor accommodation.

Kitchen

18' 3" x 11' 5" max (5.56m x 3.48m max)
Windows to rear and side elevations, door to garden, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated electric oven and gas hob, cooker hood, under stairs storage and vertical central heating radiator.

Z

Split Level Landing

Original exposed beams and all doors off to:

Bedroom One

7' max plus recesss to wardrobe x 11' 7" max (2.13m max plus recesss to wardrobe x 3.53m max)
Two windows to side elevation and central heating radiator.

Bedroom Two

11' x 7' 10" (3.35m x 2.39m)
Window to side elevation and central heating radiator.

Bedroom Three

8' 6" plus door recess x 9' 1" to fitted storage (2.59m plus door recess x 2.77m to fitted storage)
Window to side elevation and central heating radiator.

Bathroom

Walk in shower, W.C, wash hand basin, claw foot bath, heated towel rail and storage cupboard.

Rear Garden

Block paved patio area, slabbed patio and mature planted beds.

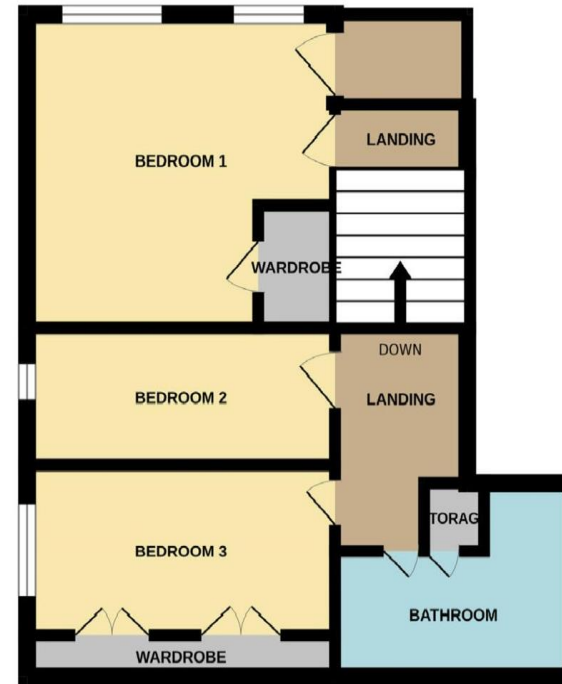
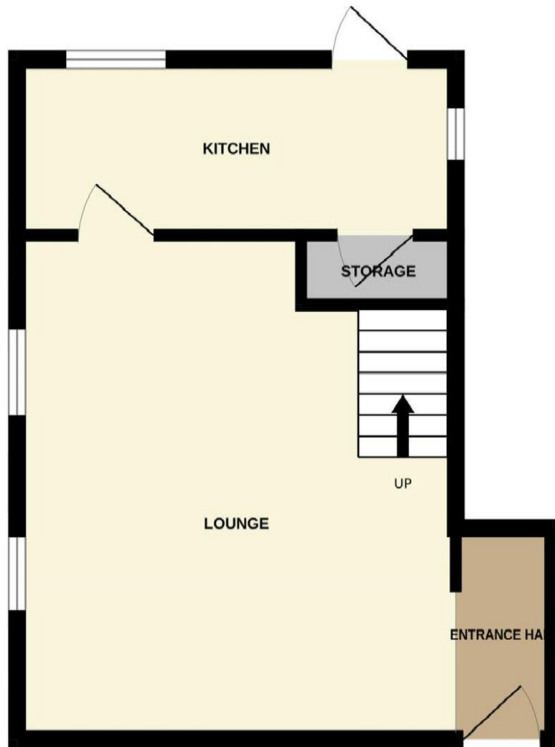
Further Tenure Information

We are advised the management company for the estate owns the freehold of the property. Upon completion, any purchaser will become a member of this management company. For further information and clarification, feel free to call in.









To view this property please contact Burchell Edwards on

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1 Bolebridge Street
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EPC Rating: C Council Tax
Band: D

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online [burchelledwards.co.uk/Property/TAM206923](https://www.burchelledwards.co.uk/Property/TAM206923)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS 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. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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