



**3 Bedroom House - End Terrace**  
**located on Ansty Road, Coventry**  
**£255,000**

**UP Estates**





**\*\*NO CHAIN - EXTENDED HALLS TOGETHER END OF TERRACE -  
WORKSHOP & GARAGE WITH POWER/LIGHT - THREE BEDROOMS  
- SOUGHT AFTER LOCATION - SOUTH EAST FACING GARDEN\*\***

This is an exceptional opportunity to obtain a beautifully presented, extended, three bedroom family home on Ansty Road, Wyken. Very briefly comprising; entrance hall, spacious lounge diner, stunning kitchen diner, good sized private south east facing rear garden and workshop, plus garage with power/light all to the ground floor. On the first floor off of the landing are three good sized bedrooms and the modern family bathroom.

#### LOCATION

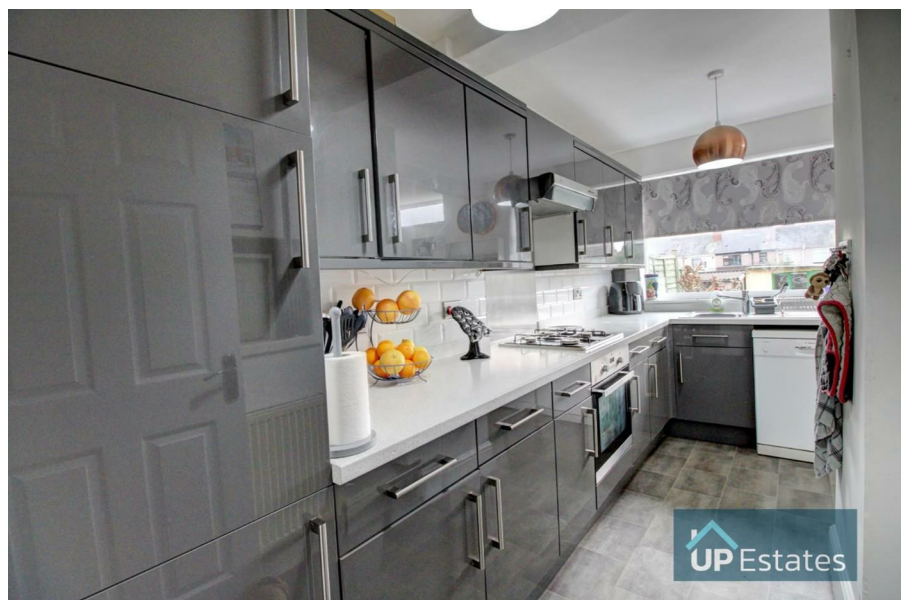
Situated in a sought-after area, this home offers easy access to the University Hospital Coventry, making it an ideal location for medical professionals or those seeking proximity to healthcare facilities.

For commuters, the property's strategic placement ensures quick and easy access to transport and motorway links, streamlining daily travel. Additionally, a short walk leads to local shops, a doctors' surgery, and an array of restaurants, providing residents with convenience and a vibrant community atmosphere.

Families will appreciate the catchment area for Caludon Castle Secondary School, which boasts a Good Ofsted Rating, ensuring an excellent educational environment for children. This property truly encapsulates the essence of comfortable living in a well-connected and desirable location, making it an enticing prospect for those seeking a harmonious blend of modern living and convenience.

**£255,000**

- NO CHAIN
- HALLS TOGETHER END OF TERRACE FAMILY HOME
- THREE GOOD SIZED BEDROOMS
- SPACIOUS LOUNGE DINER
- WORKSHOP AND GARAGE WITH POWER/LIGHT
- SOUGHT AFTER LOCATION HER UNIVERSITY HOSPITAL
- BEAUTIFULLY PRESENTED THROUGHOUT





#### PROPERTY INFORMATION SUMMARY

Council Tax Band: B

Local Authority: Coventry

Tenure: Freehold

Maintenance or Service Charges: N/A

EPC Certificate Rating: D

Approx. Total Floor Area: 982.00 sqft

Heating System: Gas Central Heating

Boiler Age: 2008

Consumer Unit/ Fuse Box Location: Understairs Cupboard

#### IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems







and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.



All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

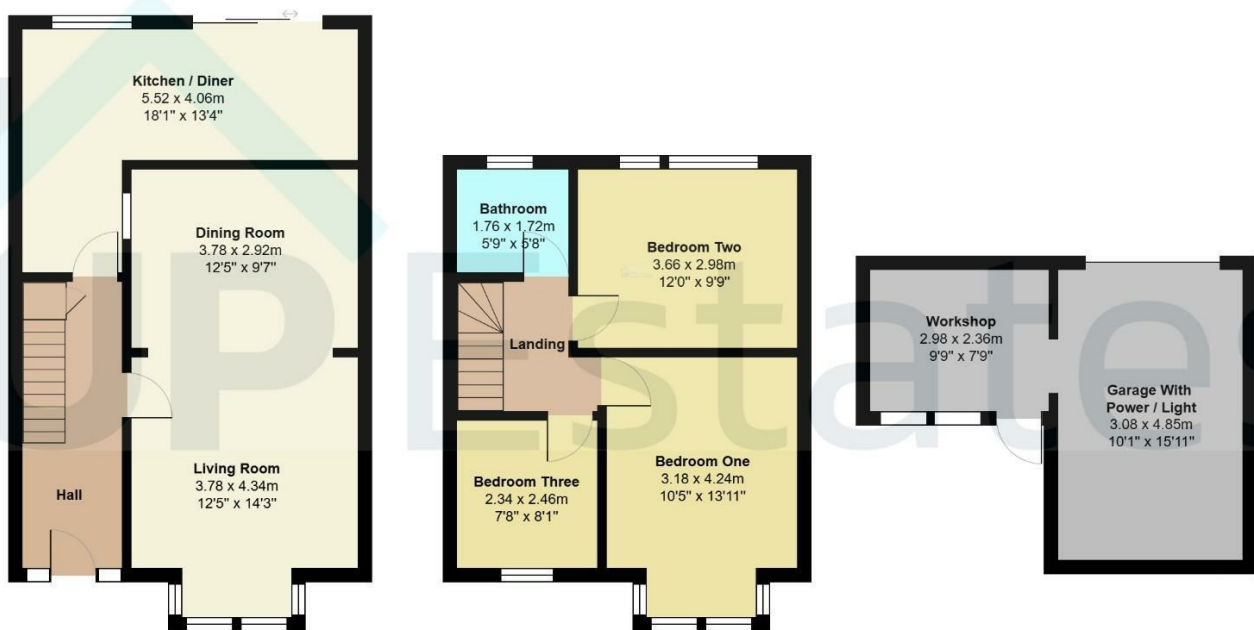






Ansty Road, Coventry





Total Area: 91.2 m<sup>2</sup> ... 982 ft<sup>2</sup> (excluding workshop, garage with power / light)

All measurements are approximate and for display purposes only

## CONTACT

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