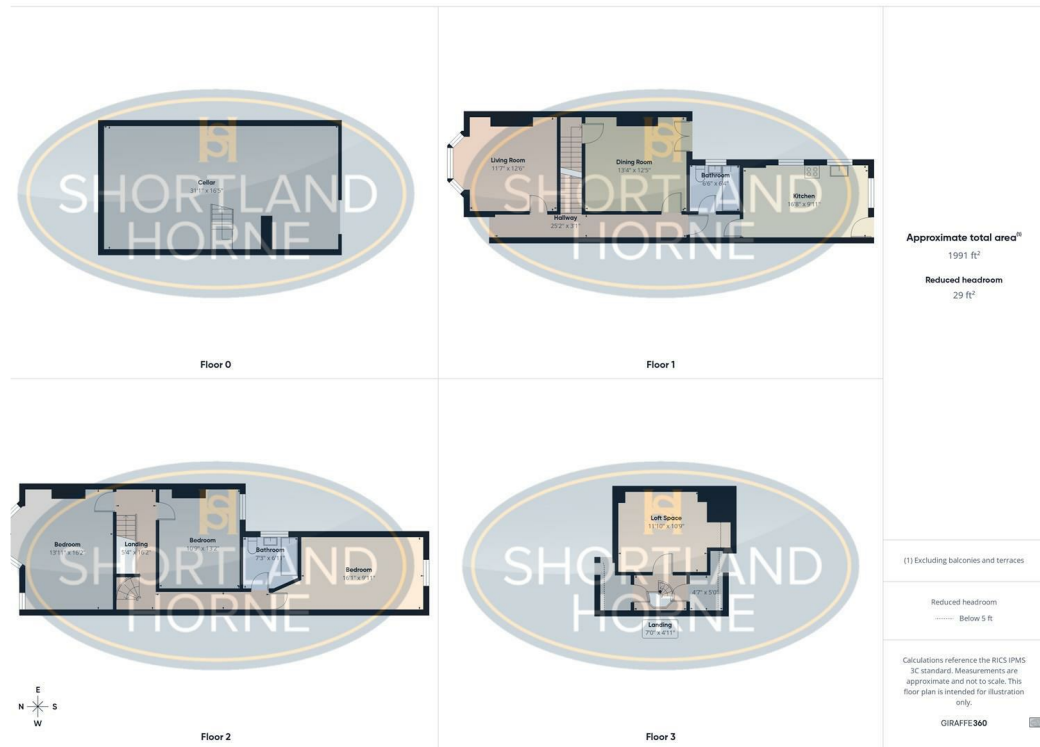


## Floor Plan



## 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.



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**Other branches:**  
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10 Euston Place, Leamington Spa CV32 4LJ

**call:** 02476 442 288

**email:** sales@shortland-horne.co.uk

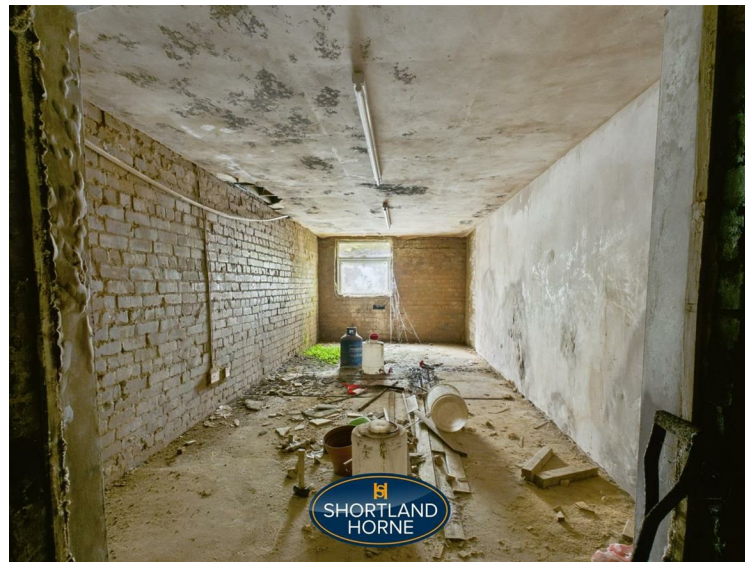
**visit:** shortland-horne.co.uk

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**St. Anns Road**  
**CV2 4EH**



£200,000

Bedrooms 3  
Bathrooms 2

There are houses that whisper potential and then there are houses that practically roll their sleeves up, hand you a coffee, and say "Right then, let's create something brilliant." This substantial double bayed home on St Anns Road is firmly the latter. Offered with no chain and comprising over 1,900 square feet of accommodation across multiple levels, this is the kind of opportunity developers spend months searching for. Sitting proudly on a quiet stretch in the Stoke/Ball Hill area of Coventry, the property is spacious, characterful, wonderfully time worn, and absolutely overflowing with potential from cellar to loft.

Owned by the same family for more than three decades, the house has clearly lived a full and busy life. You can almost feel the history in the walls as you step through the entrance hall and into the generous ground floor spaces. The bay fronted living room catches the light beautifully through its large window, while the gas fireplace still proudly holds its place as the heart of the room, waiting patiently for somebody to bring the sparkle back. Next door, the dining room offers the perfect blank canvas for open plan dreams, family feasts, or moody industrial styling depending on your vision and imagination. Off the dining room is an outside Lean to.

The kitchen and downstairs bathroom sit to the rear of the property and offer plenty of scope for complete redesign. This is not a cosmetic project pretending to be more than it is. This is a genuine full renovation opportunity where every improvement adds value and every decision shapes the future personality of the home. For seasoned developers and ambitious investors alike, that is exactly where the excitement begins.

Then there is the cellar. Large, atmospheric, and absolutely ripe for conversion, this hidden level feels like the property's best kept secret. Whether transformed into a cinema room, office, gym, studio, games room, or luxurious additional living space, it adds another layer of possibility to an already substantial footprint. It is easy to picture exposed brick, soft lighting, polished concrete floors, and the kind of space buyers instantly fall in love with.

Upstairs, the sense of scale continues. All three first floor bedrooms are genuine doubles, a rare and valuable feature in traditional Coventry homes. The rooms are generously proportioned with plenty of natural light and enough space to create stylish, comfortable retreats that future owners will never want to leave. Carpeted stairs and landing lead through the first floor before a spiral staircase winds upwards to the loft space currently used as a bedroom. Tucked beneath the roofline with built in storage cupboards and wardrobes, it has an adventurous, tucked away charm to it, like a secret hideout waiting to be elevated into something exceptional.

Outside the front door, the location quietly does its job perfectly. St Anns Road offers a calmer pace while remaining incredibly well connected. Ball Hill's shops, amenities, and everyday conveniences are nearby, along with regular bus routes straight into Coventry City Centre. It is the sort of area where renovated period homes continue to attract strong interest thanks to their space, character, and accessibility.

This is not a polished show home. It is something far more interesting. It is a project with soul. A house with stories already written and countless more waiting to begin. For the right buyer with vision, creativity, and ambition, this could become one of those homes people walk into and immediately say, "Wow, this used to be that house?"



LOWER GROUND FLOOR

Cellar/Basement 31'1 x 16'5

GROUND FLOOR

Living Room 12'6 x 11'7

Dining Room 13'4 x 12'5

Kitchen 16'8 x 9'11

Bathroom 6'6 x 6'4

FIRST FLOOR

Bedroom 1 16'2 x 13'11

Bedroom 2 16'1 x 9'11

Bedroom 3 13'2 x 10'9

Bathroom 7'3 x 6'11

SECOND FLOOR

Loft Space 11'10 x 10'9

OUTSIDE

Lean to (off the Dining Room)

Rear Garden

Front Garden