



## 342 ANSTY ROAD COVENTRY, CV2 3FB

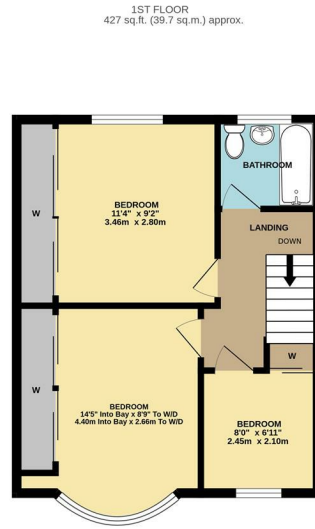
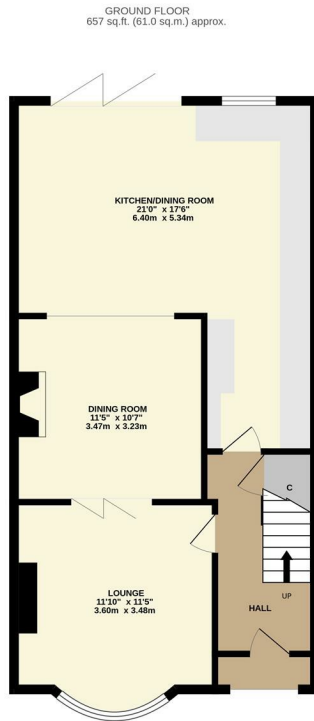
**£270,000**  
**FREEHOLD**

James Whalley is proud to present this extended three-bedroom end terrace property to the market, offered with no onward chain.

Upon entering, you are welcomed by an entrance hallway leading into the spacious front lounge, benefitting from a beautiful bay window allowing plenty of natural light. To the rear of the property is the heart of the home — an impressive extended kitchen dining area, ideal for entertaining family and friends, complete with bi-folding doors opening onto the rear garden. The property also benefits from an additional dining/reception area offering versatile living space.

To the first floor are two generous double bedrooms, both benefitting from built-in wardrobes, alongside a well-proportioned single bedroom and a modern fitted family bathroom.

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TOTAL FLOOR AREA: 1084 sq.ft. (100.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

EPC Rating: Council Tax Band: C

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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