



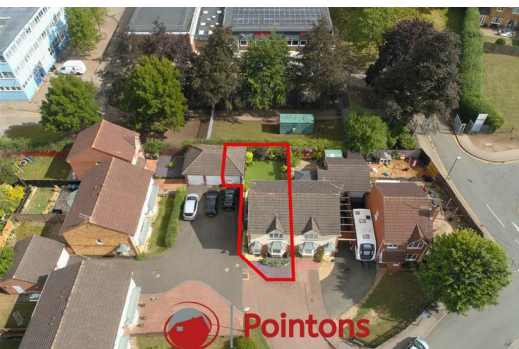
**6 Ansell Drive, Coventry
CV6 6PQ
Offers Over £245,000**

Situated in the charming area of Longford, Coventry, this delightful semi-detached house on Ansell Drive offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation.

The house features a well-appointed garden, perfect for the green fingered and excellent space to entertain guests. The layout of the property is practical and functional, making it a wonderful place to call home.

Situated in a friendly neighbourhood, residents can enjoy the benefits of local amenities, schools, and parks, all within easy reach. The location also offers excellent transport links, making commuting to Coventry city centre and beyond a breeze.

This semi-detached house on Ansell Drive is a fantastic opportunity for anyone looking to settle in a vibrant community. With its appealing features and prime location, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this lovely property your new home.



Entrance Hall

13'11" x 3'6" (4.25m x 1.06m)

Enter via a double glazed composite door to hallway, stairs to first floor, door to;

Living Room

13'11" x 11'6" (4.25m x 3.51m)

Double glazed bay window to front, two radiators, telephone point, door to understairs cupboard, open plan to;

Dining Room

9'2" x 7'10" (2.80m x 2.39m)

Double radiator, laminate flooring, pendant light, sliding door to conservatory, door to;

Kitchen

9'2" x 7'1" (2.80m x 2.17m)

Fitted Kitchen with a matching range of base and eye level units with worktop space, stainless steel sink with drainer and mixer tap, plumbing for washing machine, space for fridge and freezer, gas point, with free standing gas oven with hob and extractor hood over, window to rear, double radiator, laminate flooring.

Conservatory

8'5" x 10'0" (2.56m x 3.06m)

Double glazed windows, sliding doors to garden.

Master Bedroom

11'8" x 11'8" (3.55m x 3.56m)

Window to front and radiator to front, integrated wardrobe with sliding doors, door to

En-suite

4'11" x 4'6" (1.50m x 1.37m)

Fitted with a shower cubicle with glass sliding door, aqua board panelling to all walls, mixer tap shower with hose rail and shower head, pedestal hand wash basin with aqua splashback, extractor fan, door to boiler cupboard.

Bedroom 2

7'10" x 8'9" (2.38m x 2.67m)

Window to front and radiator to rear

Bedroom 3

7'10" x 6'2" (2.38m x 1.89m)

Window to front and radiator to rear

Bathroom

6'0" x 6'0" (1.82m x 1.82m)

Three piece suite with deep panelled bath, with mixer tap shower and glass screen, pedestal wash basin, WC, tiling to all walls with ceramic tiled flooring.

Garage

19'5" x 11'1" (5.92m x 3.39m)

Up and over door, internal conversion to studio/gym, door to garden.

Good to Know

Tenure: Freehold

Age: 1999

Garden: North west

Total SqFt: 1119.0

Boiler age: 2024, 1 Years/s

Loft: Insulated

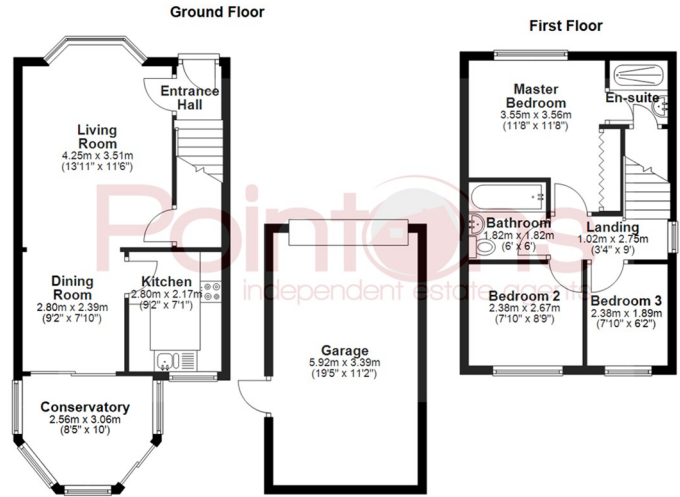
Energy efficiency rating: tbc

Council tax band: C

Disclaimer

Please Note: All fixtures & Fittings are excluded unless detailed in these particulars.

None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



All floor plans are for a guide of the layout and not to scale
Plan produced using PlanUp.

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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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