



Grove Road, Ansty  
Offers Over £425,000

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ESTATE AGENTS

# Grove Road, Ansty, Nr Coventry

**\*\*NOW SOLD\*\*** We have buyers waiting for homes in and around this area. If you are thinking of selling please give us a call on 02476 017701

Complete Estate Agents are delighted to welcome to the market a modern four/five bedroom detached townhouse located in the sought after village of Ansty. The property has views across fields and canals and pathways and is in close proximity to motorway links for M6, M69 & M1. The property is situated over three floors comprises of entrance porch, entrance hall, downstairs wc, lounge, kitchen/dining/family room and utility room. The first floor has a lounge or could be used as bedroom five, master bedroom with ensuite shower room. Top floor has three additional bedrooms one with ensuite and main bathroom. There are gardens to front and rear. Parking to the front for up to three cars. Viewing is essential to appreciate this delightful home.

## Entrance Porch

Entry via composite front and leading into main hallway with doors to all rooms.

## Entrance Hall

Staircase leading to first floor accommodation, radiator and tiled flooring throughout.

## Downstairs WC

Low level wc, wash hand basin and tiling to splash back areas.

## Lounge 17'1" x 8'4" (5.21 x 2.56)

Double glazed window to front, built in led downlights, and radiator.

## Modern Kitchen/Dining Family Room 25'10" x 10'7" (7.89 x 3.24)

Having a range of modern base, drawer and wall units with quartz worktops throughout, central island with quartz worktops, integral gas hob and overhead extractor unit, double eye level oven, integral fridge/freezer, integral dishwasher, tiled flooring throughout, double glazed door into side garden, double glazed patio door into rear garden.



### Utility Room

Base and wall units, sink with drainer, space and plumbing for washing machine, space for tumble dryer and wall mounted boiler.

### Landing for First Floor

Window and staircase leading to top floor accommodation.

### Lounge or Bedroom Five 17'5" x 11'8" (5.33 x 3.56)

Two double glazed french doors to balcony and radiator.

### Balcony

Balcony with decked area for table and chairs and views overlooking canal and countryside.

### Modern WC

Low Level WC, wash hand basin, tiling to splash back areas and window to side.

### Master Bedroom 17'5" x 10'9" (5.33 x 3.28)

Double glazed window to rear, door to ensuite shower room and radiator.

### Ensuite Shower Room

Low level wc, shower cubicle with mains shower, wash hand basin, tiling to splash back areas, heated towel rail, tiled flooring and double glazed window to rear.

### Landing for Top Floor

### Bedroom Two 17'7" x 10'9" (5.36 x 3.30)

Juliet balcony overlooking canal and countryside views, door to ensuite shower room and radiator.

### Ensuite Shower Room

Low level wc, shower cubicle, wash hand basin, tiling to splash back areas and heated towel rail.

### Bedroom Three 10'9" x 8'7" (3.30 x 2.62)

Double glazed window to front and radiator.

### Bedroom Four 10'9" x 8'7" (3.30 x 2.62)

Double glazed window to front and radiator.

### Modern Family Bathroom

Low level wc, panelled bath with overhead shower unit, tiling to splash back areas, wash hand basin and velux window.

### Rear Garden

Patio area, laid mainly to lawn with fencing to all sides with shrubs and borders.

### Side Garden

Fenced off and gated access to front of property.

### Front Garden

Gravelled area which could be extra parking, driveway and gated access to side garden

### Driveway

Driveway to front for parking.



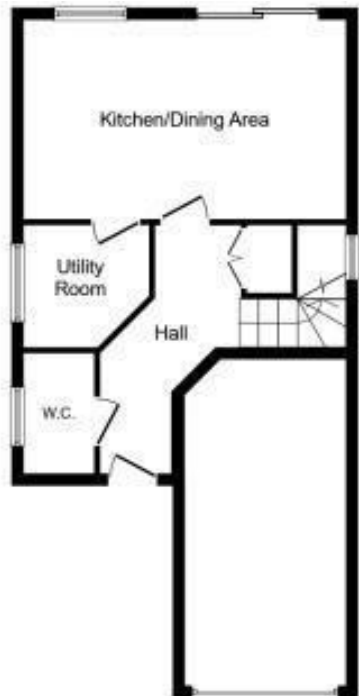
### About Ansty

Ansty is a village and civil parish in the Rugby Borough of Warwickshire, England, about 5 miles (8 km) northeast of Coventry city centre and 8 miles (13 km) south of Hinckley. Ansty was part of the County of the City of Coventry until that county was dissolved in 1842. Ansty is on the B4065, which used to be the main road between Coventry and Hinckley. The junction between the M6 and M69 motorways and A46 road is 1 mile (1.6 km) southwest of the village. The northern section of the Oxford Canal, once a major coal-carrying network and now a popular

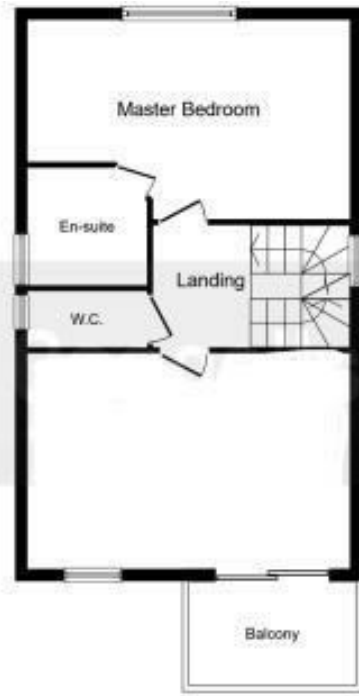
leisure resource, passes through the village. Ansty has been cited as "the most boater-hostile village on the canals" because of the huge number of "no mooring" signs.[2]

### Rugby Borough Council

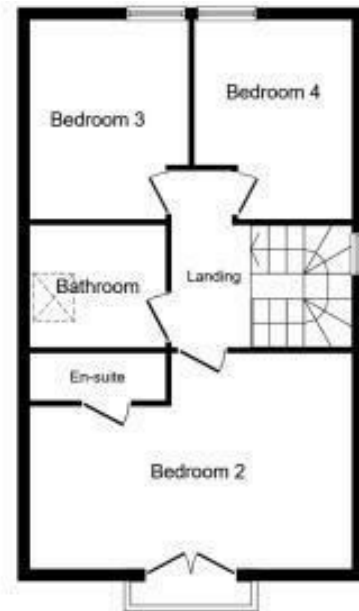
Rugby Borough Council,  
Town Hall,  
Evreux Way,  
Rugby  
CV21 2RR



Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		85	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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