



**St Anns Road  
Coventry  
West Midlands  
CV2 4EH**

**Offers in Excess of £291,000**

**bettermove**

# St Anns Road Coventry

Bettermove are proud to present this charming 3 bedroom end terrace house in Ball Hill.

The property benefits from double glazing and gas central heating throughout. The council tax band is B.

The interior of this well presented property comprises a bay fronted lounge, spacious sitting room and open plan kitchen/diner on the ground floor, with access to a cellar in the basement. The first floor consists of 3 bedrooms and the family bathroom with a useful loft room on the second floor, which is currently used as an additional bedroom. The exterior boasts an enclosed rear garden with patio seating areas, perfect for enjoying the summer months.

Situated in the popular Ball Hill area of Coventry, the property is close to a wide range of amenities, including supermarkets, local shops, restaurants and pubs. Transport connections can be found from the A4600, A444, M69, M6 and Coventry rail station.

This exciting opportunity is not to be missed and all enquiries can be made through Bettermove.

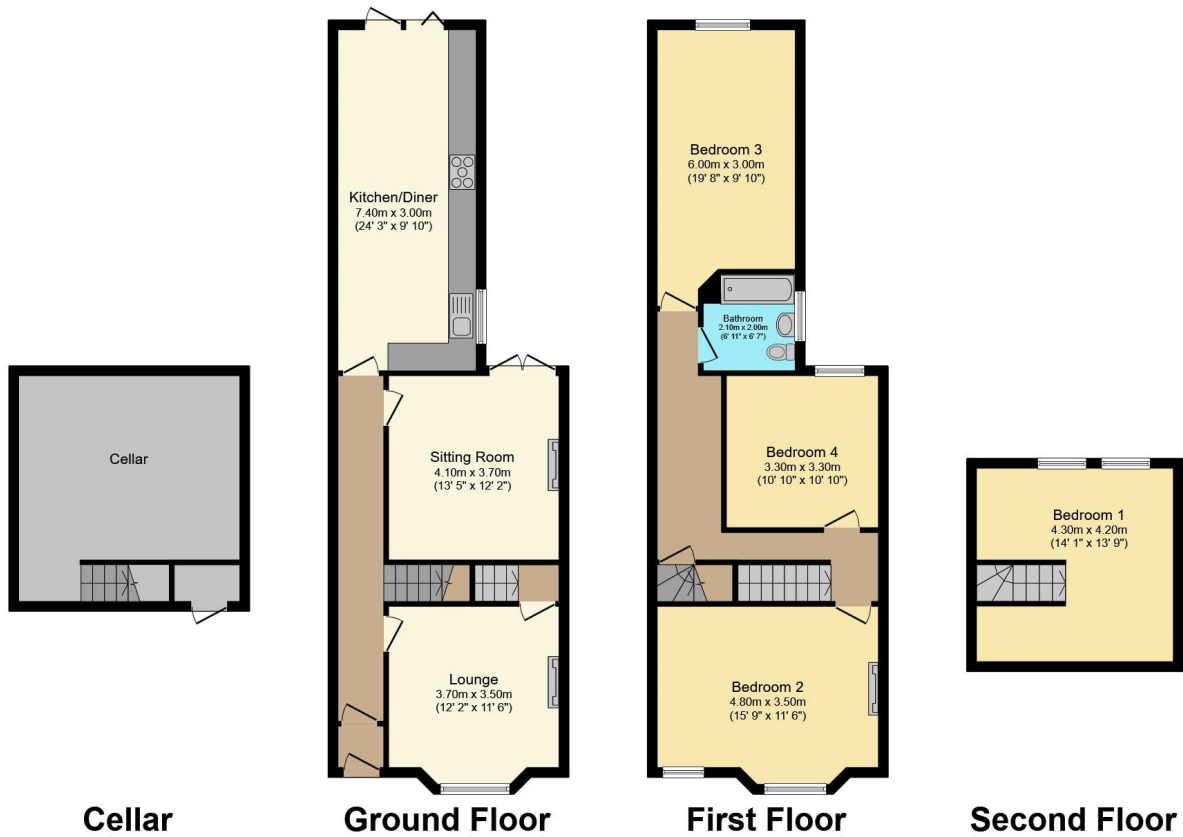
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.







Total floor area 169.5 sq.m. (1,825 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92-100) <b>A</b>                                  |                         |           |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   |                         | 77        |
| (55-68) <b>D</b>                                   | 55                      |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England, Scotland &amp; Wales</b>               | EU Directive 2002/91/EC |           |



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