



**Brinklow Road, Ansty CV7 9JL**

Guide Price **£245,000**



## Brinklow Road

Ansty, Coventry CV7 9JL

This lovely barn conversion is situated off Brinklow Road and enjoys an idyllic spot via a shared driveway to a small development of barn conversions.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

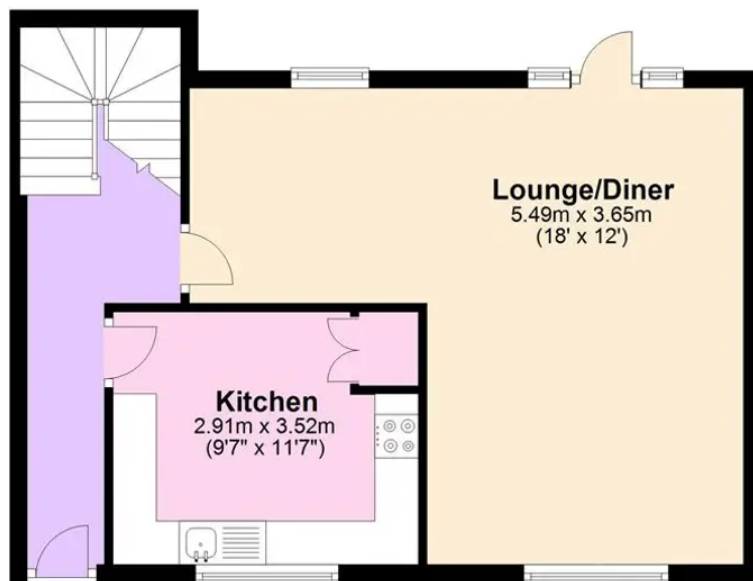
EPC Environmental Impact Rating: B

- 'L' shaped lounge and fitted kitchen
- Two bedrooms and bathroom
- Beautiful barn conversion
- Idyllic location in small development
- Views across open countryside
- Lovely gardens and parking
- Inside the property at Hillside, there is an exchange unit which provides the heat. This is run by a main unit which is based at Nettle Hill. The exchange unit is around 9 years old. The main boiler at Nettle Hill is serviced annually.
- ALL VIEWERS MUST BE MADE AWARE THAT NETTLE HILL IS CURRENTLY FOR SALE VIA CHRISTIES ESTATE AGENTS.

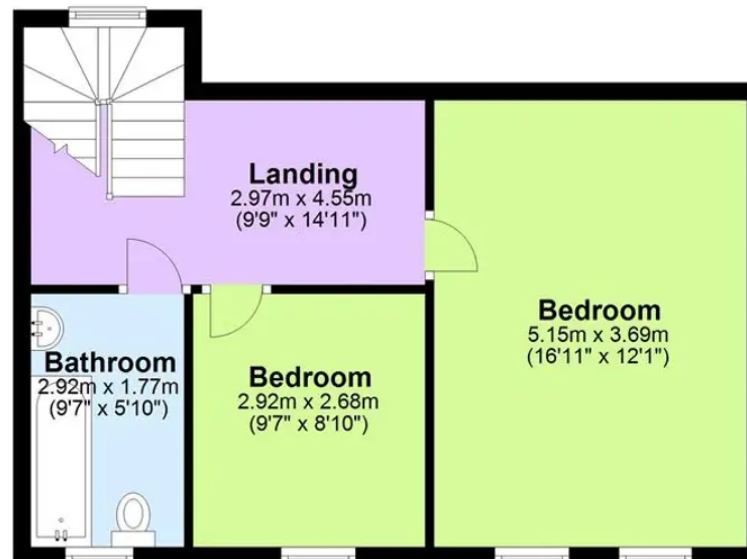




## Ground Floor



## First Floor



Total area: approx. 91.0 sq. metres (979.7 sq. feet)

This floor plan is for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement.  
Plan produced using PlanUp.

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