

  
**PROMINENCE**  
ESTATES



**RESIDENTIAL**  
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE  
& LEAMINGTON SPA

**Launderette**  
176 445 665  
194  
Ansty Road



**WORKWEAR - EMBROIDERY - PRINT**  
Suppliers Of Branded Clothing, Safety Footwear & PPE

**William HILL**

**JACOBS**

**ANSTY ROAD,**  
WYKEN, COVENTRY, CV2 3EY

**GUIDE PRICE**  
**£280,000**



# ANSTY ROAD



# PROMINENCE

ESTATES

This versatile mixed use property in the CV2 3EY area offers a ground floor commercial unit with a three bedroom residential property positioned behind and above, providing an excellent investment opportunity with strong income potential. Previously operated as a cake shop with the residential accommodation achieving approximately £1200 per month, the property is ideal for investors or owner occupiers looking to run a business while benefiting from additional rental income.

The commercial unit to the front offers a prominent position and flexible internal space, suitable for a variety of business uses subject to the necessary permissions. The layout allows for customer facing operations with good visibility and accessibility, making it well suited to retail or service based businesses.

The residential accommodation comprises a three bedroom home arranged over the upper and rear sections of the property. It offers a practical layout with living space, kitchen facilities and three bedrooms, making it suitable for family occupation or continued rental use. The separation between the commercial and residential elements provides flexibility for different ownership or letting arrangements.

Externally, the property benefits from its position within a well established area with regular footfall and easy access. Parking is available nearby, adding convenience for both customers and residents.

The location is well served by a range of local amenities including shops, supermarkets and everyday conveniences. There are also primary and secondary schools within the surrounding area, supporting the residential appeal. Coventry city centre is within easy reach and offers a wide selection of retail, dining and leisure facilities, along with Coventry University.

Transport links are strong, with regular bus services nearby and convenient access to the A444 and M6, providing routes to surrounding areas including Nuneaton, Bedworth and Birmingham. Coventry railway station is also accessible for those commuting further afield.

This is a rare opportunity to acquire a mixed use property offering both commercial

and residential income streams in a well connected and established part of Coventry.

**Shop Front 18'7" x 19'4"**

**W/C 6'6" x 3'7"**

**Living Room 10'2" x 16'3"**

**Kitchen 7'11" x 19'5"**

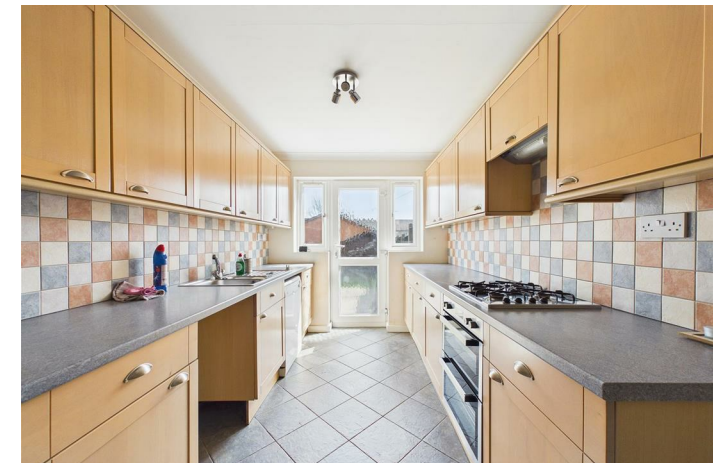
**Bedroom One 10'1" x 14'11"**

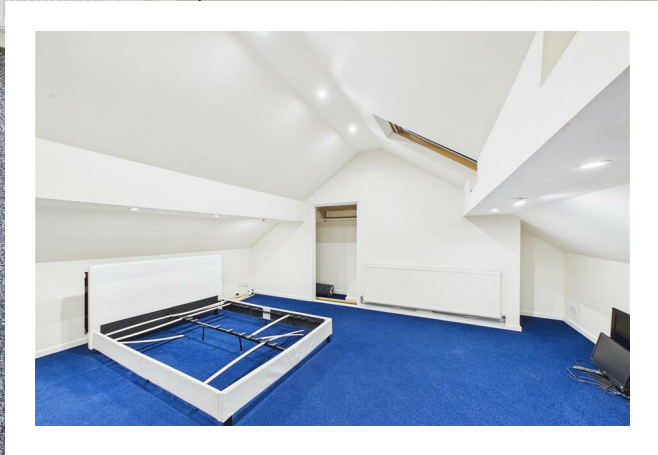
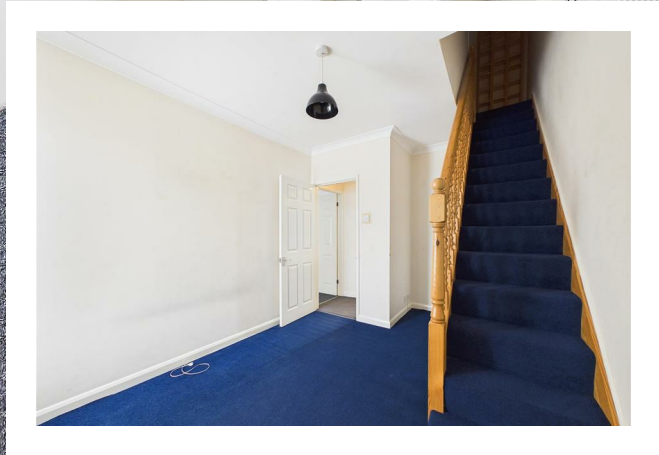
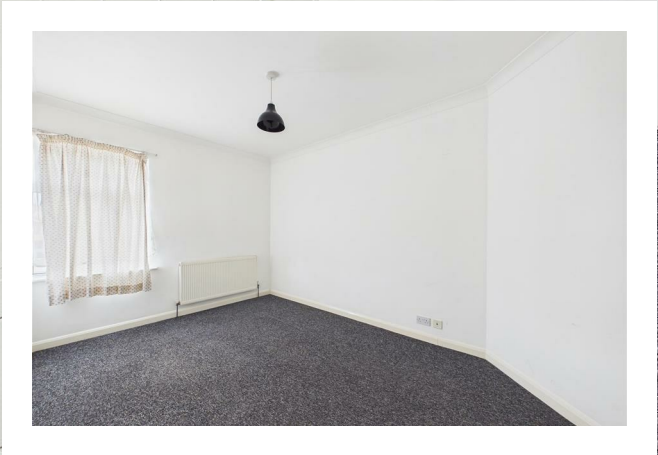
**Bedroom Two 9'3" x 13'9"**

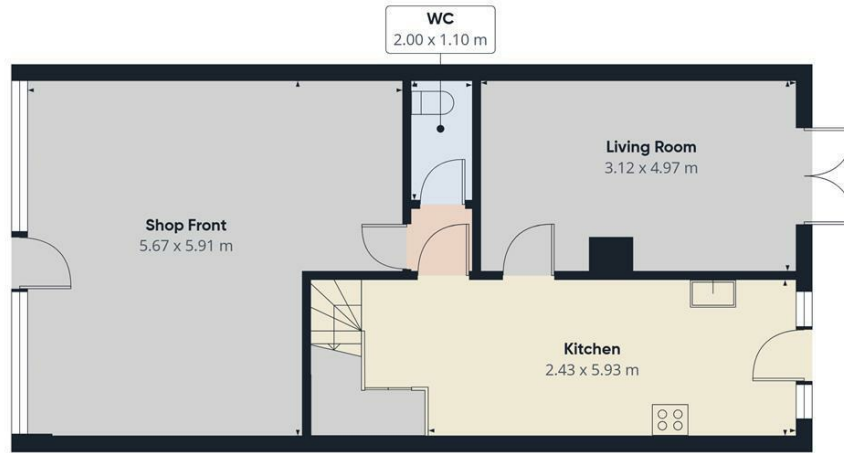
**Bedroom Three 9'3" x 13'10"**

**Bathroom 6'10" x 9'1"**

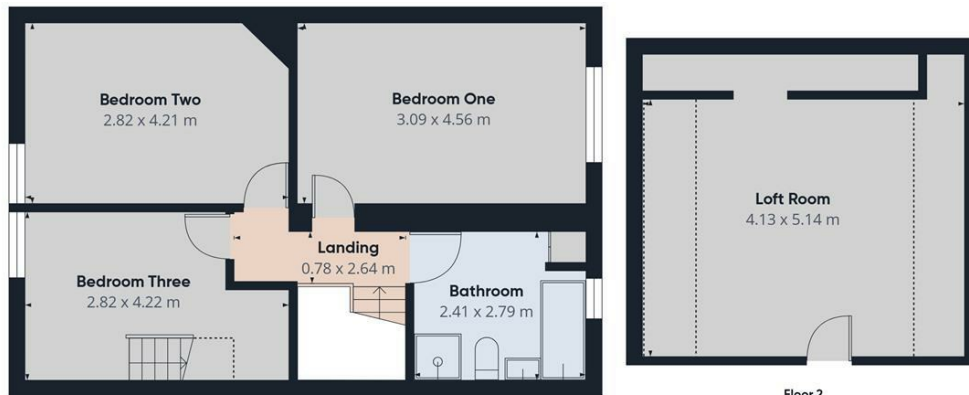
**Loft Room 13'6" x 16'10"**







Ground Floor



Floor 1



Floor 2



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>60</b>	<b>71</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Prominence Estates  
5 Queen Isabels Avenue,  
Cheylesmore,  
Coventry,  
CV3 5GE

02476 309 826  
sales@prominenceestates.com  
www.prominenceestates.com

