

**44 St. Giles Road  
Ash Green  
COVENTRY  
CV7 9HA**

**£320,000**



- **THREE DOUBLE BEDROOM**
- **COUNTRYSIDE VIEWS**
- **FITTED KITCHEN AND UTILITY ROOM**
- **ENCLOSED REAR GARDEN**
- **NO ONWARD CHAIN**

- **DETACHED FAMILY HOME**
- **THREE RECEPTION ROOMS**
- **GROUND FLOOR W.C**
- **GARAGE AND OFF ROAD PARKING**
- **ENERGY EFFICIENCY RATING D**

To arrange a viewing call us today on 01788 550044 or visit [www.horts.co.uk](http://www.horts.co.uk)



**PERSONAL • PROFESSIONAL • PROACTIVE**

A well presented, extended three bedroom, spacious, detached, family home in the highly sought after location of Ash Green. In brief the accommodation comprises; entrance porch, w.c., lounge, dining room, sitting room, fitted kitchen, and a utility room on the ground floor. On the first floor there are three double bedrooms and a bathroom. The property benefits from a gas central heating system and double glazed windows throughout, off road parking, a single garage, an enclosed rear garden and countryside views. Conveniently positioned for local shops, bus routes and Ash Green Secondary School. There is easy access to the A444 the M6 motorway, the Arena Shopping Park, Bedworth, and Coventry. This property is offered with NO ONWARD CHAIN

### **Accommodation Comprises**

Entry via double glazed hardwood door into:

#### **Entrance Hall**

Radiator. Connecting doors to:

#### **Ground Floor WC**

With low level w.c. and wall mounted wash hand basin. Window to side elevation.

#### **Lounge**

24'4" x 12'4" (max) (7.44 x 3.77 (max))

Box bay window to front aspect. Two windows to side aspect. Feature fireplace with living flame gas fire. Hardwood flooring. Understairs storage cupboard. Door to stairs rising to first floor. Part glazed bifold doors to:

#### **Dining Room**

10'1" x 9'9" (3.09 x 2.98)

French doors opening to rear garden. Radiator. Part glazed bifold doors to:

#### **Sitting Room**

9'5" x 9'11" (2.88 x 3.03)

Radiator. Doors to:

#### **Kitchen**

10'1" x 9'11" (3.08 x 3.03)

Fitted with a range of base and wall units with granite work surface space incorporating a one and a half bowl stainless steel sink and drainer unit with mixer tap over. Built in Neff double oven. Built in microwave. Electric hob with extractor hood over. Integrated ironing board. Window to rear aspect. Opening through to:

#### **Utility Room**

Range of base and eye level units with stainless steel sink and drainer unit. Space and plumbing for a dishwasher. Space for an upright fridge/freezer. Wall mounted gas central heating boiler. Window to rear aspect. Window to side aspect. Door to garden.

#### **First Floor Landing**

Radiator. Connecting doors to:

#### **Bedroom One**

12'5" x 10'5" (3.8 x 3.2)

Window to rear aspect. Radiator.

**Bedroom Two**

11'5" x 10'5" (3.5 x 3.2)

Window to front aspect. Radiator. Range of built in bedroom furniture.

**Bedroom Three**

9'8" x 9'4" (2.97 x 2.85)

Window to front aspect. Radiator.

**Bathroom**

The spacious bathroom has a modern white suite to comprise; paneled bath, quadrant shower enclosure with electric shower, low level w.c and pedestal wash hand wash basin. Heated towel rail. Access to loft space. Window to front elevation.

**Front Garden**

Area laid to lawn. Block paved parking for two vehicles. Access to garage.

**Rear Garden**

Mainly laid to lawn. Patio area adjacent to the rear of the property. Timber shed. Timber panel fencing to boundaries. Gated side pedestrian access.

**Integral Garage**

With metal up and over style door. Electric car charging point.

**Agents Note**

Local Authority: Nuneaton And Bedworth

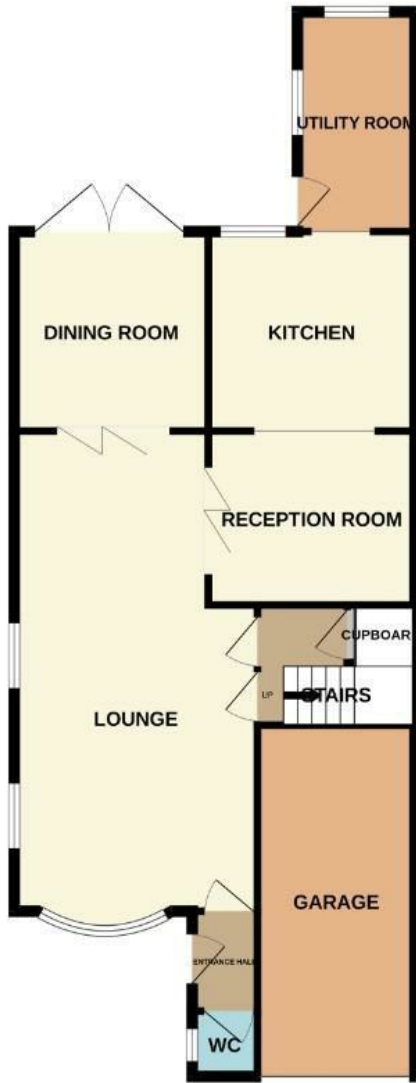
Council Tax Band: D

Energy Efficiency Rating: D

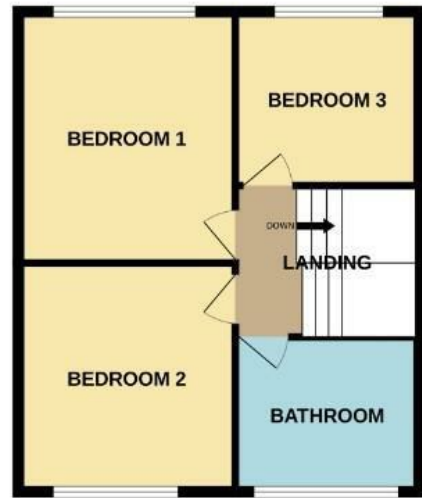




GROUND FLOOR  
871 sq.ft. (80.9 sq.m.) approx.



1ST FLOOR  
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA : 1369 sq.ft. (127.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.  
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</b>	
(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 &amp; Wales</b>	EU Directive 2002/91/EC		



**Disclaimer**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.