



62 Deans Way | Ash Green | CV7 9HF

THREE BEDROOM SEMI DETACHED LOCATED IN ASH GREENOFFERED WITH NO UPWARD CHAIN*** In brief the property comprises; entrance hall, living room, dining room, conservatory, kitchen, three bedrooms, and wet room. UPVC double glazing, gas heater's and instantaneous hot water boiler. Drive to the front, private rear garden and garage to the rear. Freehold. Council Tax Banding B. EPC Rating D.

Asking Price Of £215,000

- Semi Detached
- Three Bedrooms & Wet Room
- Lounge & Dining Room
- Kitchen & Conservatory
- UPVC Double Glazing



Property Description

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ENTRANCE HALL

UPVC obscure glazed entrance door, wall mounted gas heater, stairs leading to first floor.

DINING ROOM

12' 1" x 9' 5" (3.68m x 2.87m) UPVC double glazed sliding patio leading to conservatory, central chimney breast with inset gas fire.

LIVING ROOM

14' 11" x 10' 7" (4.55m x 3.23m) UPVC double glazed window to front aspect, wall mounted gas fire.

CONSERVATORY

7' 9" x 7' 2" (2.36m x 2.18m) UPVC double glazed windows to side and rear aspects, UPVC double glazed obscure door leading to rear garden.

KITCHEN

12' 0" x 6' 6" (3.66m x 1.98m) Fitted with range of matching base units and wall cupboards, roll top work surfaces, inset single drainer stainless steel sink unit, plumbing for washing machine and dishwasher, space for cooker and fridge. Built in under stairs storage cupboard, wall mounted hot water boiler, UPVC double glazed window to rear aspect and UPVC double glazed door leading to side.

STAIRS AND LANDING

UPVC double glazed window to side aspect, access to roof space via drop down ladders, built in airing cupboard, doors leading to bedrooms and wet room.

BEDROOM ONE

13' 3" x 10' 4" (4.04m x 3.15m) UPVC double glazed window to front aspect, built in wardrobes.

BEDROOM TWO

12' 2" x 10' 6" (3.71m x 3.2m) UPVC double glazed window to rear aspect, built in wardrobe.

BEDROOM THREE

09' 6" x 5' 8" (2.9m x 1.73m) UPVC double glazed window to front aspect.

WET ROOM

7' 0" x 5' 8" (2.13m x 1.73m) UPVC double glazed obscure window to rear aspect, shower unit, low level w.c, floating wash hand basin, heated chrome towel rail, extractor fan, Dimplex electric heater.

FRONT GARDEN

Drop curb leading to tarmac driveway with side borders, side gate leading to pathway and access to the rear.

REAR GARDEN

Paved pathway, mainly laid to lawn with side borders and hedges, fenced boundaries, brick built storage shed, additional shed.

GARAGE

Garage situated to rear with vehicle access via gated secured driveway. Single garage having up and over door.

Nuneaton & Bedworth Borough Council. Council Tax Banding B EPC Commissioned.

Low flood risk

The Vendor has informed the Agent they are not aware of any building safety issues, or planning applications which directly effect the property.

Standard Brick Construction

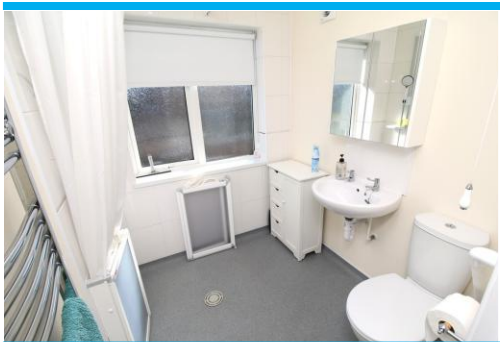
TENURE: we understand from the vendors that the property is freehold with vacant possession on completion.

SERVICES: Russell Cope Estate Agents have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

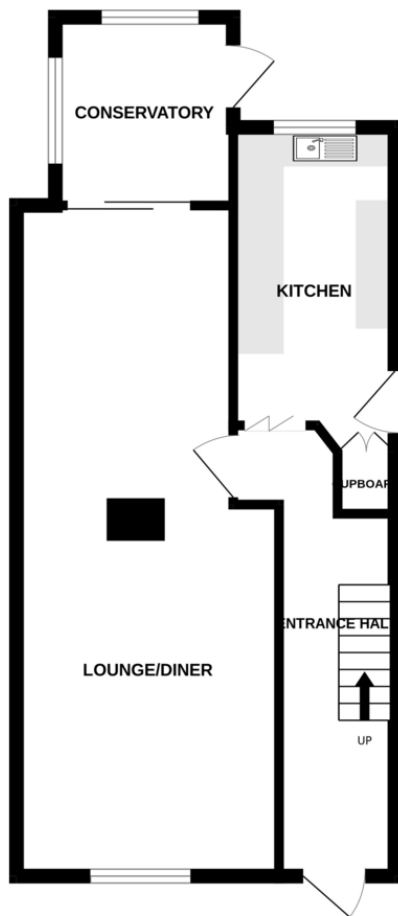
FIXTURES AND FITTINGS: only those as mentioned in these details will be included in the sale.

MEASUREMENTS: the measurements provided are given as a general guide only and are all approximate.

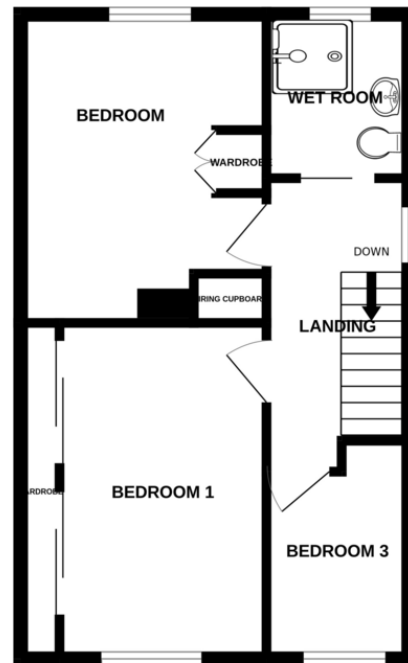
VIEWING: by prior appointment through the Sole Agents.



GROUND FLOOR



1ST FLOOR



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.
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Tenure

Freehold

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Council Tax Band

B

Viewing Arrangements

Strictly by appointment

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements