


PROMINENCE
ESTATES



RESIDENTIAL
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA

ASHINGTON GROVE,
WHITLEY, COVENTRY, CV3 4DB

£275,000

ASHINGTON GROVE



PROMINENCE
— ESTATES —

We are delighted to present this spacious four bedroom mid terraced home in the popular residential area of Whitley. This property has been significantly enhanced with a double storey extension to the rear, which has increased the size of the back bedroom and the family bathroom. In addition, the loft has been converted to create a generous fourth bedroom, offering flexible living space ideal for growing families or those who require a home office or guest room. The property also benefits from a driveway to the front, a private rear garden and a garage at the rear, and is nicely maintained throughout.

Situated in CV3 4DB, this home is well placed for access to a range of local amenities. There are shops, supermarkets and everyday conveniences nearby, along with highly regarded schools such as Whitley Academy and St Thomas More Catholic Primary School. Public transport links are excellent, with regular bus services running through the area and Coventry Railway Station just a short distance away, providing fast connections to Birmingham, London and beyond.

Residents will also benefit from access to nearby green spaces, including Whitley Common and the War Memorial

Park, ideal for outdoor leisure and recreation. The property is well connected for commuters, with easy access to the A45 and A46.

This well presented and versatile family home combines space, comfort and a convenient location. Viewing is strongly recommended.

Front Living Room 10'8" x 10'9"

Back Living Room 10'7" x 10'2"

Kitchen 4'11" x 15'7"

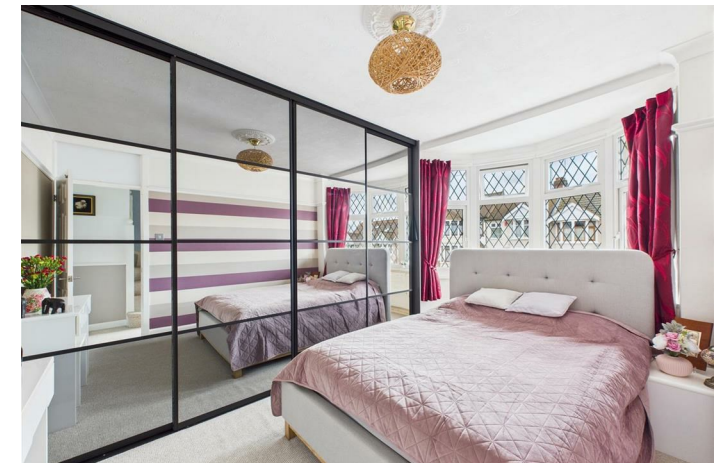
Bedroom One 8'3" x 14'1"

Bedroom Two 9'9" x 14'5"

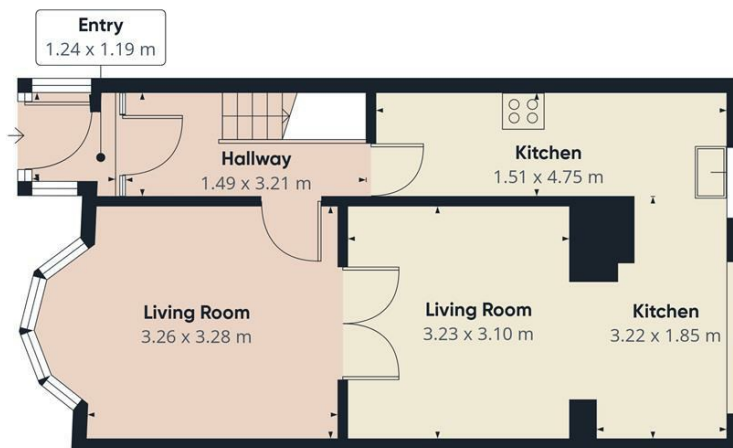
Bedroom Three 5'11" x 6'3"

Bedroom Four 11'1" x 12'1"

Bathroom 6'0" x 9'7"







Ground Floor




Floor 1



Floor 2



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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

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


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