



Ash Green Lane, Coventry, CV7 9AH

**Loveitts**

PART OF | SHELDON BOSLEY KNIGHT



# Property Description

\*\*\*NEW PRICE!\*\*\* This traditional detached house would make an ideal family home with good communication links to the motorway network, Arena shopping parking and also close to Ash Green Secondary School.

In brief the accommodation comprises entrance hall with staircase the first floor, spacious lounge with a tiled fire place with incorporated gas fire and PVCu double glazed bay window. The dining room has a ornamental brick fire place with incorporated gas fire, windows and a glazed panelled door to the rear elevation leading to the lean to conservatory. The kitchen has a double stainless steel sink unit with base unit beneath, wall cupboards, worktop, walk in pantry, window and PVCu double glazed side entrance door.

The first floor landing has a PVCu double glazed window to the side elevation, airing cupboard housing the hot water cylinder, access to the loft space and panelled doors providing access to the three bedrooms with fitted wardrobes located in the master and third bedrooms. The bathroom has a white coloured suite comprising panelled bath with Triton electric shower unit above, pedestal hand wash basin and a low level W.C. the property benefits from having a burglar alarm, gas central heating and part PVCu double glazing where specified.

Outside the front garden is laid to paving with a shrub border and enclosed by a brick built wall with incorporated gates leading to the paved driveway. The good size rear garden must be seen to appreciate the plot being laid mainly to lawn enclosed by panelled fencing with conifer tree borders. The path leads to the rear elevation where a brick built outbuilding and timber shed is located. There is also a further brick built store and outhouse with incorporated W.C.

The property is being offered for sale with no upward chain with potential to update and extend the house subject to planning permission being obtained and would make an ideal family home.







## Key Features

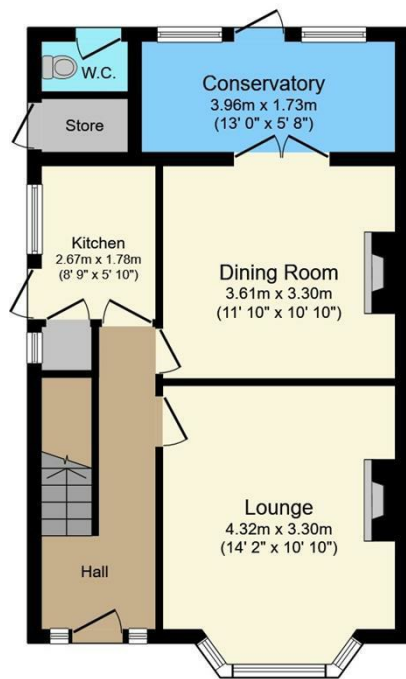
- Traditional Detached House
- Entrance Hall
- Lounge
- Dining Room
- Lean To Conservatory
- Three Bedrooms
- Bathroom
- GFCH & Mainly Double Glazed Where Specified
- Good Size Garden
- No Upward Chain

**£255,000**



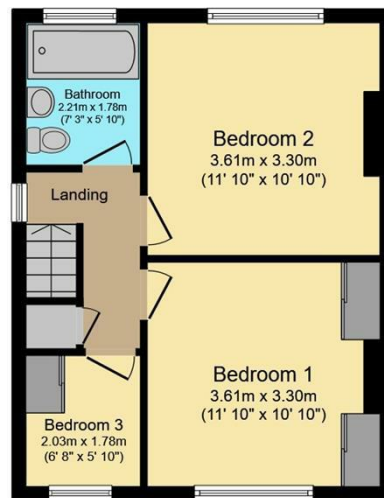






### Ground Floor

Floor area 51.0 m<sup>2</sup> (549 sq.ft.)

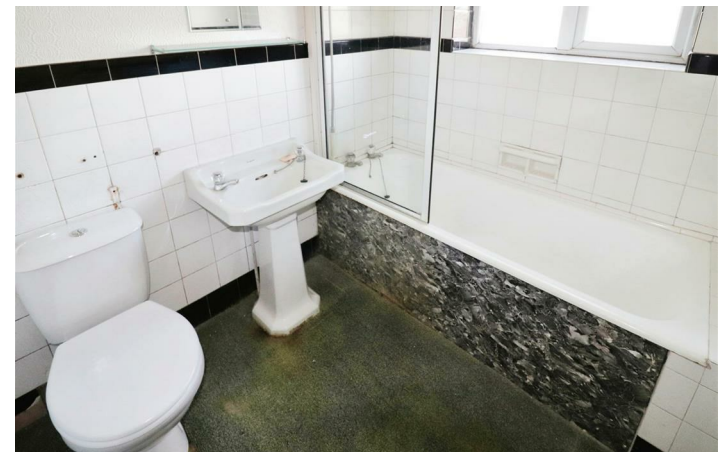
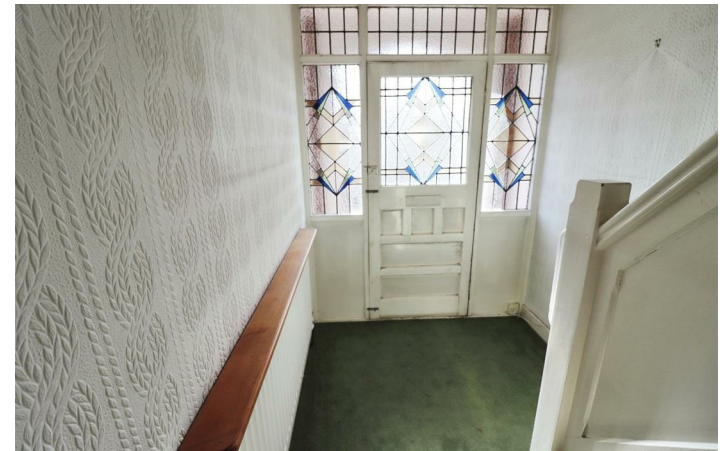


### First Floor

Floor area 39.4 m<sup>2</sup> (424 sq.ft.)

TOTAL: 90.4 m<sup>2</sup> (974 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



EPC Rating - E

Tenure - Freehold

Council Tax Band - C

Local Authority

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee





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