



**Connells**

Ashington Grove  
Whitley Coventry



## Property Description

This double bayed mid terrace family home is located in the desirable residential of Whitley and backs onto woodland. The property is close to local amenities; Jaguar Land Rover HQ, Whitley Abbey school catchment and major motorway/bypass links are also in proximity for commuters. The property benefits from gas central heating and the accommodation briefly comprises: ground floor w/c and open plan lounge/fitted kitchen. To the first floor there are three bedrooms and a fitted bathroom. Externally there is a driveway providing off road parking for two vehicles and a rear garden.

## Approach

Double glazed door.

## Entrance Hall

Solid wood staircase rising to first floor. Under stairs plumbing for washing machine. Door to;

## Open Plan Lounge/Kitchen

### Lounge/Dining Area

23' 2" x 9' 11" ( 7.06m x 3.02m )

To the lounge area there is a double-glazed bay window to the front elevation, with fitted plantation shutters. Feature fireplace, alcove shelving and oak flooring.

To the dining area there is a built-in desk ideal for home working, feature fireplace, further alcove shelving, oak flooring and double-glazed door opening onto rear garden.

### Fitted Kitchen Area

10' 3" x 4' 1" ( 3.12m x 1.24m )

Wall and base mounted units incorporating an inset single drainer sink unit with work surfaces and tiled splash backs over. Integrated oven and electric hob with cooker hood over, plumbing for automatic washing machine or dishwasher, single-glazed window to the rear and side elevations, double-glazed door to the rear elevation and door to:

### Ground Floor W/C

Comprising toilet and double-glazed window to side elevation.

### First Floor Landing

Doors to;

### Bedroom One

12' x 11' ( 3.66m x 3.35m )

Single-glazed window to the rear elevation with fitted plantation shutters. Cupboard housing combi boiler. Stripped flooring.

### **Bedroom Two**

10' 10" x 9' ( 3.30m x 2.74m )

Double-glazed bay window to the front elevation with fitted plantation shutters. Stripped flooring.

### **Bedroom Three**

7' 2" x 6' 11" ( 2.18m x 2.11m )

Double-glazed window to the front elevation with fitted plantation shutters. Fitted carpet.

### **Fitted Bathroom**

Tiled, comprising bath with shower over, wash hand basin, toilet and single glazed window shutter.

### **Outside**

#### **Front Of Property**

Paved driveway providing off road parking for two vehicles.

#### **Rear Garden**

Paved patio area beyond being laid to lawn with garden shed backing onto woodland.





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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 02476 553 093**  
**E [coventry@connells.co.uk](mailto:coventry@connells.co.uk)**

38 New Union Street  
 COVENTRY CV1 2HN

**EPC Rating: Awaited**

**view this property online [connells.co.uk/Property/COV321015](http://connells.co.uk/Property/COV321015)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: COV321015 - 0008