



Connells

Ash Tree Grove
Shilton Coventry

Ash Tree Grove Shilton Coventry CV7 9JJ

for sale offers in the region of
£550,000



Property Description

A well presented detached family home situated in Shilton, in a delightful rural village setting just a few miles from Coventry, Rugby, Nuneaton & Bedworth. Ideally located for access to major routes to these larger towns, motorway networks and the University Hospital. The accommodation briefly comprises; ground floor lounge, dining room, re-fitted kitchen with integral appliances and a conservatory opening onto the rear garden. On the second floor there are four bedrooms, (master bedroom with en-suite) and a family bathroom. Outside there is a coloured block paved approach creating ample space for parking and enabling access to the double garage.

Approach

Front door.

Entrance Hall

Stairs to first floor.

Guest W/C

Comprising toilet and wash hand basin.

Study

11' 8" x 8' (3.56m x 2.44m)

Lounge

17' 2" into bay x 11' 2" (5.23m into bay x 3.40m)

Double glazed bay window to the front elevation, feature fireplace with fire and radiators.

Dining Room

11' 2" x 9' 9" (3.40m x 2.97m)

Radiator and double glazed patio doors opening to conservatory.

Conservatory

11' 9" x 10' 2" (3.58m x 3.10m)

Double glazed windows to the rear & side aspects, tiled flooring and double glazed French doors opening onto the rear garden.

Re-Fitted Kitchen

14' 1" x 7' 5" (4.29m x 2.26m)

Range of wall and base mounted units incorporating an inset single drainer sink unit with work surfaces and tiled splashbacks over. Integrated electric oven and gas hob with cookerhood over, plumbing for automatic washing machine, integral fridge/freezer, integral dishwasher, double glazed window to the rear elevation.

First Floor Landing

Airing cupboard and doors to;

Master Bedroom

13' 9" x 10' 6" (4.19m x 3.20m)

Double glazed window.

En-Suite

Tiled, comprising shower cubicle, wash hand basin set in vanity unit, toilet, radiator.

Bedroom Two

12' 3" x 9' 8" (3.73m x 2.95m)

Double glazed window.

Bedroom Three

9' x 7' 6" (2.74m x 2.29m)

Double glazed window.

Bedroom Four

9' 4" x 7' 9" (2.84m x 2.36m)
Double glazed window.

Fitted Bathroom

Tiled, comprising free standing bath with separate shower, wash hand basin set into vanity unit, toilet, radiator and double glazed window to the rear elevation.

Outside

Front Of Property

Coloured block paved approach creating ample space for parking and leading to the garage.

Rear Garden

Secluded rear garden with patio area beyond being laid to lawn with borders.





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

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T 02476 553 093
E coventry@connells.co.uk

38 New Union Street
 COVENTRY CV1 2HN

EPC Rating: Council Tax
 Awaited Band: F

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Tenure: Freehold



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