



**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, utility room, cloakroom 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

Being part tiled and comprises an extractor fan, heated towel rail low level wc and wash hand basin.

## Study

11' 8" x 8' ( 3.56m x 2.44m )  
Double glazed window to the front aspect and a central heating radiator.

## 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 gas 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, integral fridge/freezer, integral dishwasher, double glazed window to the rear elevation and an arch leading to:

## Utility Room

5' 9" x 5' ( 1.75m x 1.52m )  
Wall and base mounted units with an inset stainless steel sink, plumbing for washing machine, boiler and double glazed door to the side elevation.

## First Floor Landing

Airing cupboard, access to a boarded loft space by way of a pull down ladder and doors to;

## Master Bedroom

17' 5" max x 10' 6" ( 5.31m max x 3.20m )  
Double glazed window to the front aspect, central heating radiator, fitted wardrobes and a door to;

## En-Suite

Tiled, comprising shower cubicle, wash hand basin set in vanity unit, toilet, radiator and a double glazed window to the front aspect.

### Bedroom Two

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

Double glazed window to the rear and a central heating radiator.

### Bedroom Three

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

Double glazed window to the rear aspect and a central heating radiator.

### Bedroom Four

9' x 7' 11" ( 2.74m x 2.41m )

Double glazed window to the rear aspect and a central heating radiator.

### 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 side 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.

### Double Garage

17' 4" x 16' 8" ( 5.28m x 5.08m )

Accessed via a personal door to the side and has two up and over doors, power and light.







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)

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

38 New Union Street  
 COVENTRY CV1 2HN

EPC Rating: C    Council Tax  
 Band: F

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Tenure: Freehold



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