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Asthill Grove  
CV3 6HP

# Asthill Grove

## CV3 6HP

**\*\*\*OPEN DAY SATURDAY 4TH MAY 11AM UNTIL 1PM  
CALL TO BOOK YOUR APPOINTMENT \*\*\*** A stunning four bedroom semi detached family home refurbished to a wonderful standard set in the highly sought after location of Asthill Grove. Located within walking distance to Coventry city centre, Coventry train station, the Memorial Park and King Henry VIII school.

Briefly the downstairs accommodation comprises of the hallway leading to the lounge with a feature log burner and bay window. The main feature of the property is the beautiful open plan kitchen/dining entertaining room. There is superb kitchen island, a range of wall and base units, integrated appliances, and full width bi-fold doors leading to the landscaped rear garden. There is also a playroom/second living room, a spacious utility room with space for appliances and shower room and W/C. On the first floor there are four bedrooms and a super family bathroom with separate bath and shower finished in microcement.

Outside the rear garden has been fully landscaped and tiered into three sections. On the first tier is a paved patio area and covered BBQ area ideal for outside entertaining. The second tier has been laid with astroturf and is also ideal for children playing or a seating area. The third tier is fully enclosed and mainly laid to lawn and floodlit making an ideal space for a family to play in.

Shortland Horne strongly suggest a viewing to appreciate the quality of finish and the size and space this wonderful property has to offer.

selling quality  
property since 1995





Coventry Train Station

City Centre





## Dimensions

Ground Floor

Hallway

Lounge

4.02 x 3.85

Playroom

4.46 x 2.77

Kitchen/Diner

6.90 x 6.69

Utility

W/C

First Floor

Master Bedroom

4.02 x 3.85

Bedroom 2

3.97 x 3.55

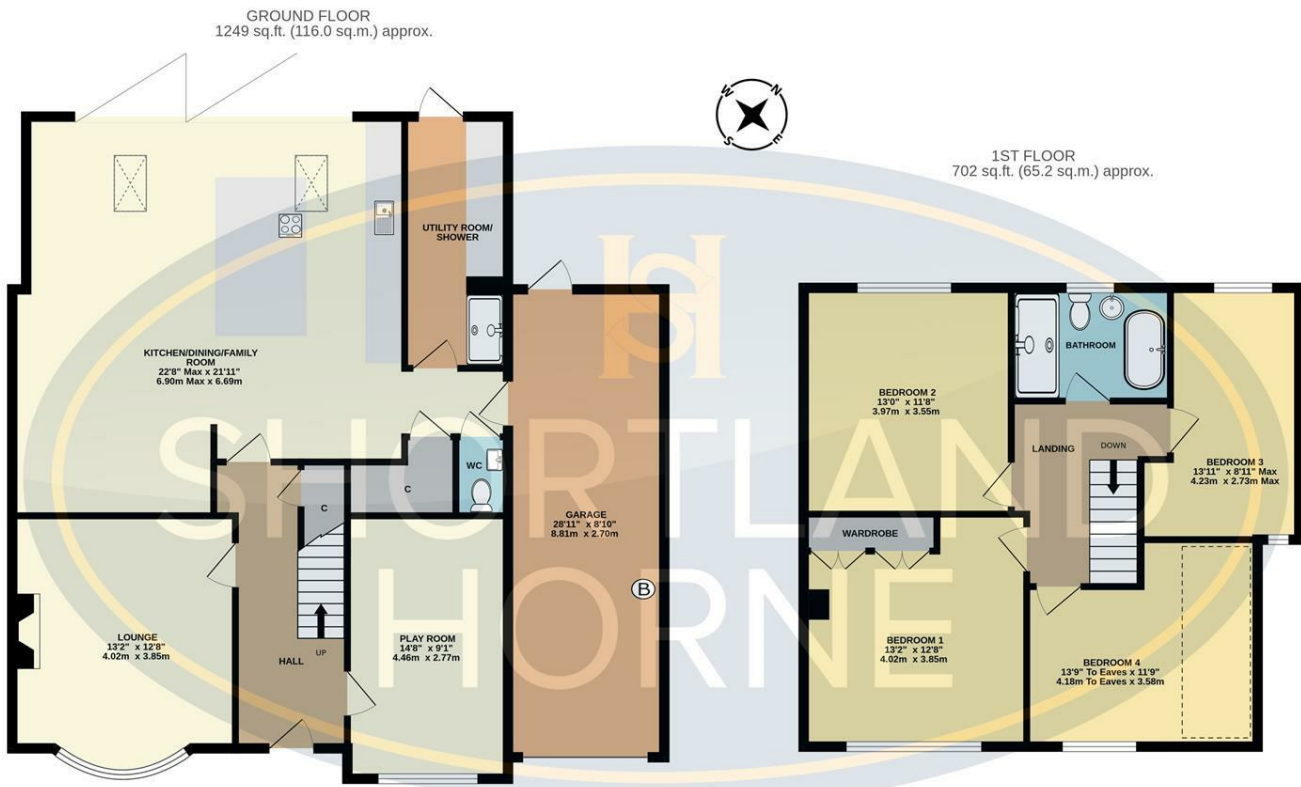
Bedroom 3

4.23 x 2.73

Bedroom 4

4.18 x 3.58

Bathroom

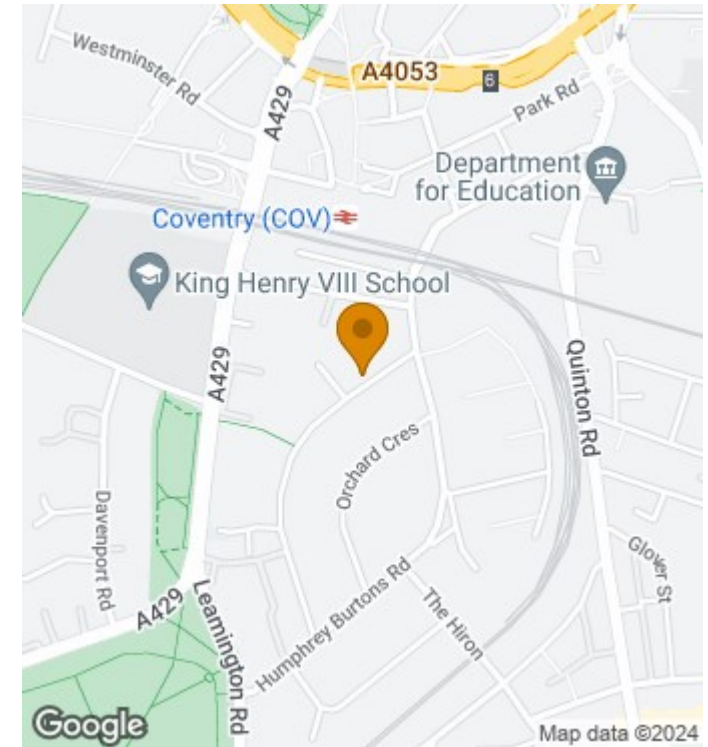


TOTAL FLOOR AREA : 1951 sq.ft. (181.2 sq.m.) approx.

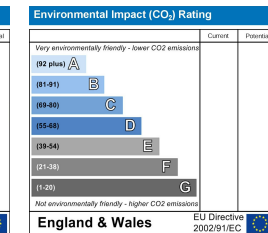
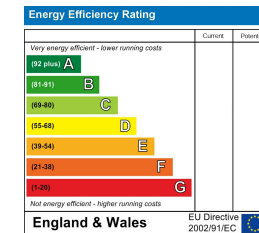
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Location Map



## EPC



### Disclaimer

**Services** All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

**Fixtures and Fittings** Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

**Viewing** Strictly by arrangement through Shortland Horne.

**Measurements** Room measurements and floor plans are for guidance purposes only and are approximate.

**Purchase Procedure** It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. 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.

**Appliances** We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

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