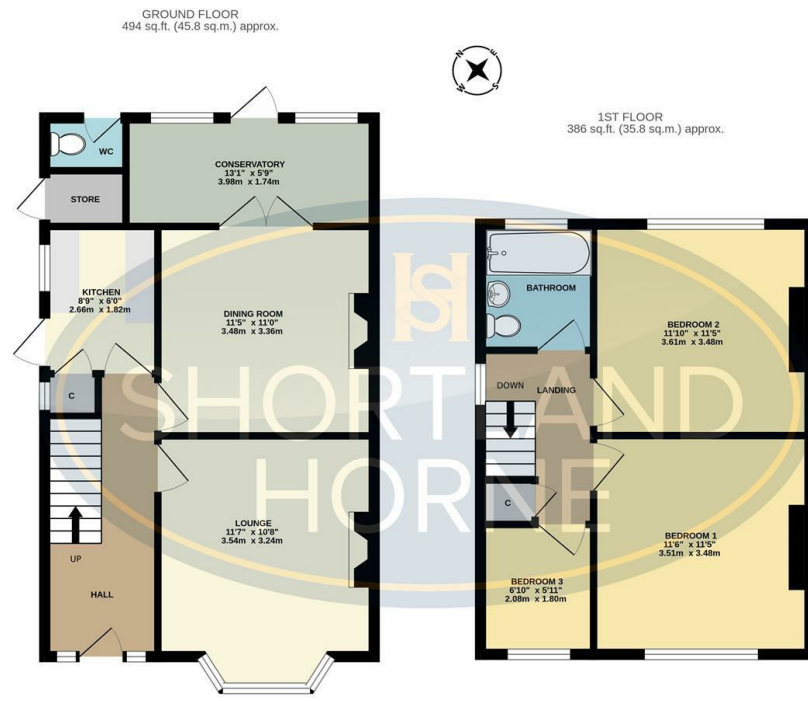


Floor Plan



TOTAL FLOOR AREA: 879 sq.ft. (81.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for guidance 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 is given as to their operability or efficiency can be given.
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EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		39	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



Shortland Horne Coventry City Centre
 Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET

Other branches:
 306 Walsgrave Road, Walsgrave, Coventry CV2 4BL
 10 Euston Place, Leamington Spa CV32 4LJ

call: 02476 222123
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

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Ash Green Lane
Ash Green CV7 9AH



£285,000 Guide Price | Bedrooms 3 Bathrooms 1

****BEAUTIFUL REAR GARDEN**SPACIOUS DETACHED FAMILY HOME**INTERNAL VIEWING ESSENTIAL**NO CHAIN**** A well proportioned and spacious three bedroom detached family home located in the ever so popular location of Ash Green which is close to local schools, shops and the motorway network.

The ground floor offers an entrance hallway, a lounge with a bay window overlooking the front garden, a dining room which runs out to a conservatory overlooking the delightful rear garden and a fully fitted kitchen.

On the first floor you will find a family bathroom, two double bedrooms and a single bedrooms. The property benefits from a gas central heating system and double glazed windows. Outside to the front offers on street parking and to the rear there is a fully enclosed private garden which is mainly laid to lawn with access to sheds and a very useful W/C.



GROUND FLOOR

Entrance Hallway	
Lounge	11'7 x 10'8
Dining Room	11'5 x 11'0
Kitchen	8'9 x 6'0
Conservatory	13'1 x 5'9
W/C	

FIRST FLOOR

Bedroom One	11'6 x 11'5
Bedroom Two	11'10 x 11'5
Bedroom Three	6'10 x 5'11
Bathroom	