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Ash Tree Avenue
Tile Hill CV4 9FQ

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* DOUBLE CIRCULAR BAYED SEMI WITH NO UPWARD CHAIN
* GAS CH & DOUBLE GLAZED * 3 BEDROOMS 2 WITH BUILT IN WARDROBES * DIRECT ACCESS TO GARAGE * WELL LAID OUT LAWN GARDENS * VIEWING HIGHLY RECOMMENDED

Welcome to Ash Tree Avenue, Coventry - a particular pleasant road within " The Trees " between Fir Tree and Elm Tree Avenues. This property boasts a double circular bayed design with oriel window to bedroom three adding character and style to the home.

Upon entering, you are greeted by a Storm porch entrance through to the Entrance hall, Two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. The ground floor WC provides convenience for you and your visitors access from the carport and having a shower room to the first floor.

One of the highlights of this property is the direct access paved driveway to the garage, ensuring that you have a secure and covered space for your vehicle. Say goodbye to the hassle of searching for parking!

Located in a sought-after area, this property is ideal for those looking for a peaceful yet well-connected place to call home which has been occupied by the present family over the past 70 years! With no upward chain, the process of making this house your own is made even smoother.

Don't miss out on the opportunity to own this wonderful home in Coventry. Book a viewing today and envision the possibilities that this property holds for you and your loved ones.



selling quality
property since 1995





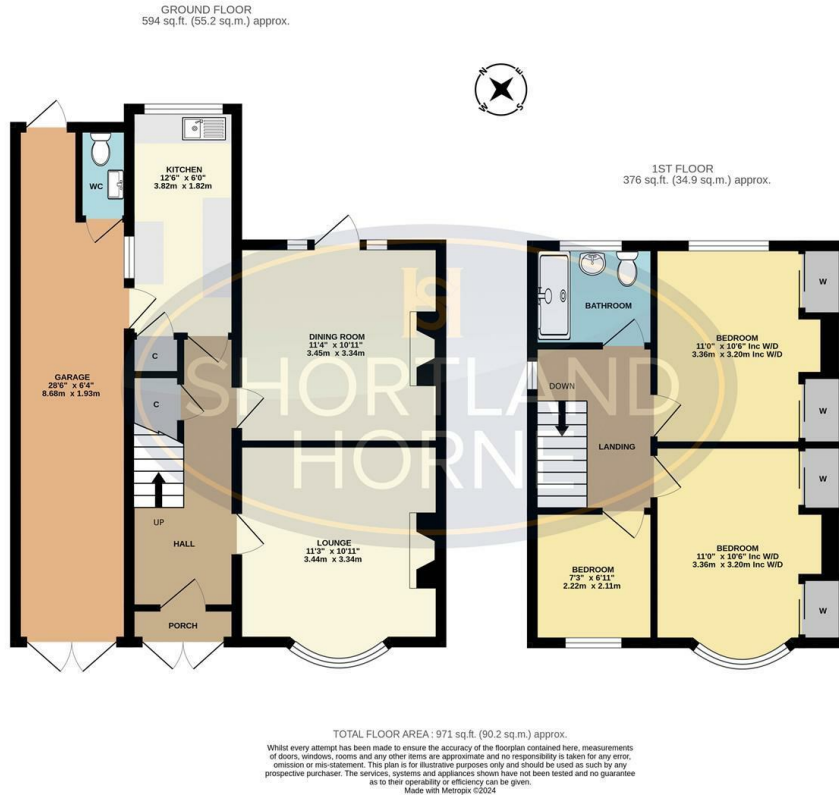




Dimensions

STORM PORCH	DIRECT ACCESS WITH PAVED DRIVEWAY TO GARAGE
ENTRANCE HALL	28.6 x 6.4
BAY WINDOWED LOUNGE	FRONT & GOOD SIZED LAWN REAR GARDEN
3.44 x 3.34	NO UPWARD CHAIN
DINING/ SITTING ROOM	
3.45 x 3.34	
FULLY TILED KITCHEN	
3.82 x 1.82	
WC	
LANDING	
BEDROOM ONE	
3.36 x 3.20	
BEDROOM TWO	
3.36 x 3.20	
BEDROOM THREE	
2.22 x 2.11	
SHOWER ROOM	

Floor Plan



Total area: 971.00 sq ft

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

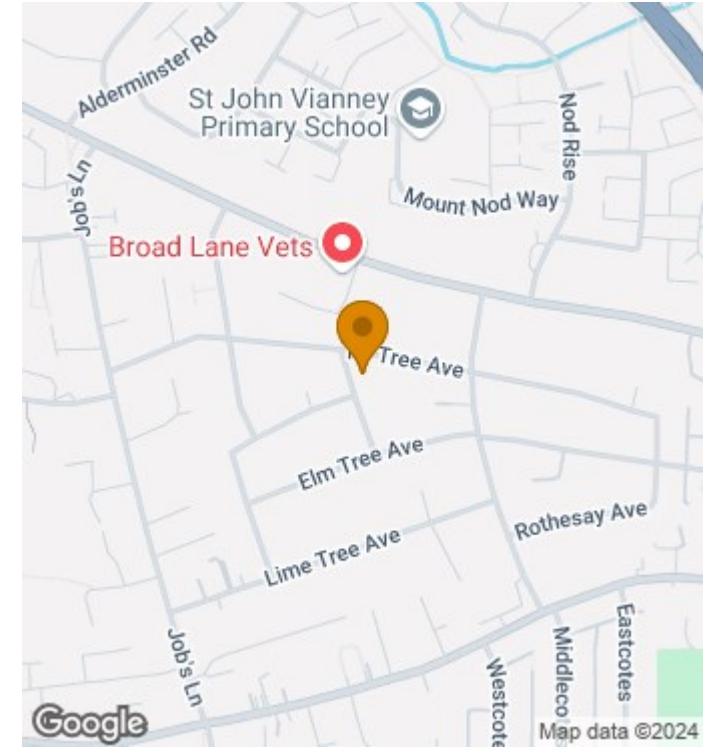
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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.

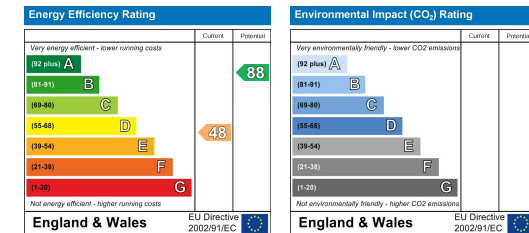
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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

Location Map



EPC



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