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Ashfield Avenue
CV4 9SQ

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Nestled on Ashfield Avenue in Coventry, this superb four-bedroom detached family home is a true gem, set on a generous plot that offers both space and comfort. The property is ideally located, providing easy access to local schools, Warwick University, shops, and the motorway network, making it perfect for families and commuters alike.

Upon entering, you are greeted by a welcoming entrance hallway that leads to a spacious and light-filled living area. The tasteful decor throughout the home creates a warm and inviting atmosphere, making it an ideal setting for family gatherings and entertaining guests. Each room has been thoughtfully designed to maximise space and natural light, ensuring a pleasant living experience.

The property boasts four well-proportioned bedrooms, providing ample accommodation for a growing family or guests. There is an en-suite shower room and a family bathroom. The outdoor space is equally impressive, offering a generous garden that is perfect for children to play in or for hosting summer barbecues.

This delightful home combines modern living with a convenient location, making it a fantastic opportunity for those looking to settle in Coventry. With its charming features and spacious layout, this property is sure to appeal to a wide range of buyers. Do not miss the chance to make this beautiful house your new home.

selling quality
property since 1995









Dimensions

GROUND FLOOR

Entrance Hallway

Lounge

4.04m x 4.22m

Kitchen

2.90m x 3.58m

Dining Room

2.90m x 2.79m

W/C

Conservatory

4.80m x 2.92m

Garage

4.90m x 2.54m

FIRST FLOOR

Bedroom One

3.51m x 4.22m

En-Suite

2.13m x 1.55m

Bedroom Two

2.97m x 2.90m

Bedroom Three

2.74m x 3.38m

Eaves Storage

4.90m x 1.55m

Bedroom Four

2.06m x 2.51m

Bathroom

1.88m x 2.08m

Floor Plan



Total area: approx. 128.0 sq. metres (1377.7 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Total area: 1377.70 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

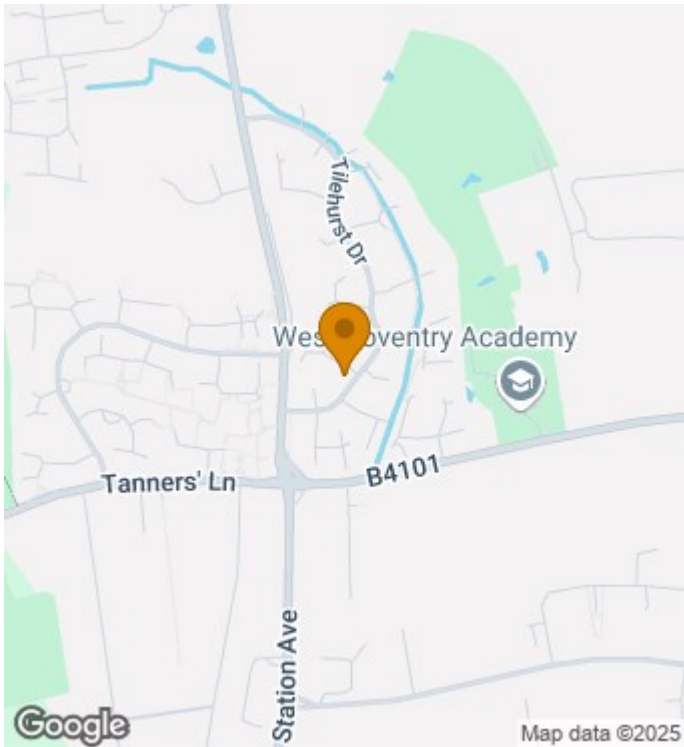
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

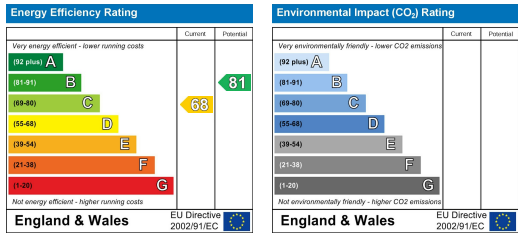
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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