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Asthill Grove  
Styvechale CV3 6HN



# Asthill Grove

## CV3 6HN

Nestled in the highly desirable Asthill Grove, Styvechale, Coventry, this stunning four-bedroom detached family home has been refurbished to an exceptional standard. Spanning an impressive 1,769 square feet, the property is conveniently located within walking distance of Coventry city centre, the train station, the picturesque Memorial Park, and the esteemed King Henry VIII school.

Upon entering, you are greeted by a welcoming porch, a hallway, a W/C and doors that lead to a spacious open plan lounge dining room featuring a charming fire place. This is the heart of the home which undoubtedly offers that modern lifestyle, the open space also boasts a superb kitchen with a range of modern wall and base units and fitted appliances. There are a set of Bi-Fold doors that open out to one of the gardens.

The ground floor also includes a versatile playroom, a study and a family room with Bi-Folds overlooking the garden.

On the first you floor you are greeted by a luxury family bathroom and four bedrooms, three of these are doubles with access to an en-suite shower room and one

selling quality  
property since 1995

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## Dimensions

### GROUND FLOOR

Porch

Entrance

Lounge/Dining Room  
7.24m x 3.91m

Kitchen  
3.81m x 3.15m

W/C

Play Room  
4.17m x 2.26m

Study  
2.62m x 2.31m

Family Room  
4.24m x 3.30m

Lobby

### FIRST FLOOR

Bedroom One  
4.14m x 2.34m

En-Suite

Bedroom Two  
3.96m x 3.63m

Bedroom Three  
3.96m x 3.58m

Bedroom  
3.18m x 2.08m

Bathroom

# Floor Plan



Total area: 1769.00 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.

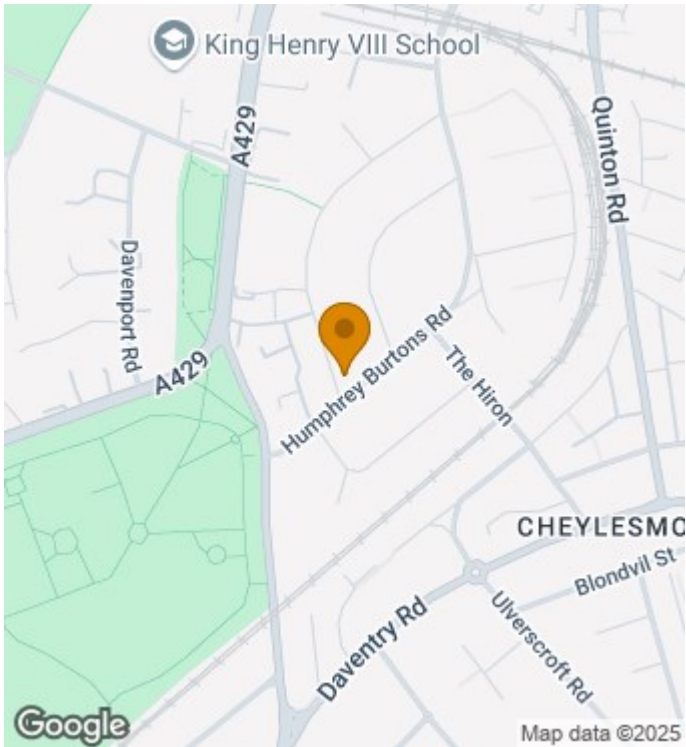
**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our 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.

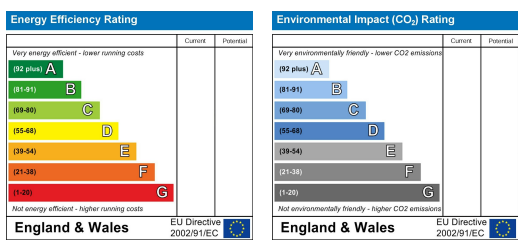
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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