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Ashburton Road
Henley Green CV2 1AL



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* DECEPTIVELY SPACIOUS WIMPEY NO FINES
CONCRETE SEMI * DIRECT ACCESS DOUBLE CAR
PARKING BAY * CLOSE TO OPEN FIELDS * 3
BEDROOMS WITH BUILT IN WARDROBES * NO
UPWARD CHAIN

Nestled on Ashburton Road in Henley Green, Coventry, to the east of the city, this three-bedroom Wimpey No Fines Concrete semi detached house presents an excellent opportunity for families and investors alike. The property boasts direct access to a double car parking bay, ensuring convenience for residents and guests.

The family home has gas central heating and double glazed windows and one of the standout features of this home is its proximity to open fields, providing a perfect setting for outdoor activities and leisurely strolls. The well-planned layout of the accommodation offers ample space for comfortable living, making it an ideal choice for families seeking a welcoming environment.

The three bedrooms are well proportioned all with built in fitted wardrobes and the bathroom has a shell shaped suite and shower.

Additionally, the property is offered with no upward chain, allowing for a smooth and efficient purchasing process. Whether you are looking to settle down in a family-friendly neighbourhood or seeking a promising buy-to-let investment, this property is sure to meet your needs. Don't miss the chance to make this delightful house your new home.

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property since 1995









Dimensions

VESTIBULE HALL

THROUGH LOUNGE

6.00 x 3.50

BREAKFAST KITCHEN

3.36 x 2.97

SIDE LOBBY

LANDING

BEDROOM ONE

3.57 x 3.24

BEDROOM TWO

4.23 x 2.67

BEDROOM THREE

3.30 x 1.94

BATHROOM WITH
SHOWER

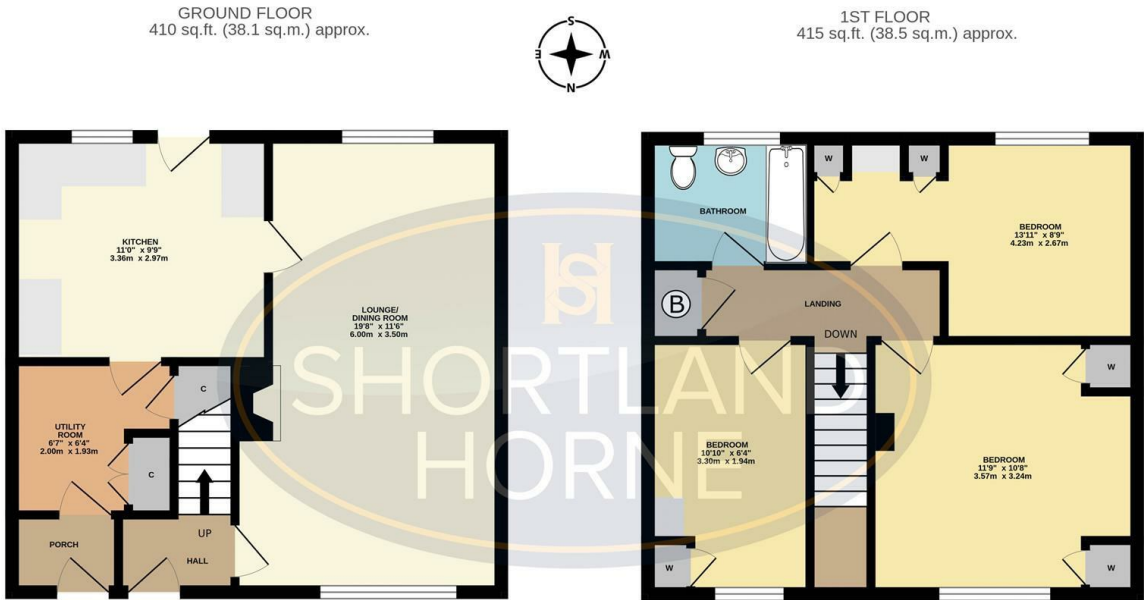
DIRECT ACCESS DROP
KERB TO DOUBLE
CAR PARKING BAY

FRONT & FULLY
FENCED REAR
GARDEN

NO UPWARD CHAIN

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Floor Plan



TOTAL FLOOR AREA : 825 sq.ft. (76.7 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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Total area: 825.00 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.

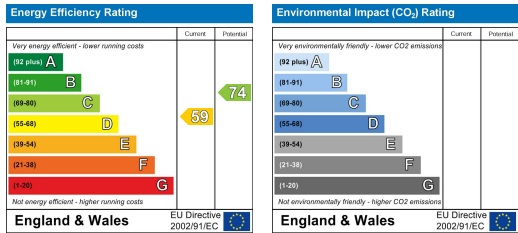
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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