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Ash Green Lane  
CV7 9AP



# Ash Green Lane

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Nestled on Ash Green Lane in Coventry, this beautifully extended semi-detached family home offers an impressive 1,356 square feet of living space, making it an ideal choice for those seeking comfort and style. The property boasts two generous reception rooms, perfect for entertaining guests or enjoying family time, alongside four well-proportioned bedrooms that provide ample space for relaxation.

With two modern bathrooms, this home ensures convenience for busy family life. The interior has been tastefully decorated throughout, creating a warm and inviting atmosphere that you will be proud to call home. The clever extension enhances the living area, allowing for a seamless flow between spaces.

One of the standout features of this property is the stunning rear garden, which offers a tranquil retreat for outdoor activities and gatherings. Backing onto open green space, the garden provides a picturesque setting for children to play and for families to enjoy the beauty of nature right at their doorstep.

Situated in a prime location, this home is conveniently close to major transport links, including the M6, M1, and M69, making commuting a breeze. Internal viewing is essential to fully appreciate the charm and spaciousness this property has to offer. Whether you are a growing family or simply seeking a comfortable and stylish home, this semi-detached house is sure to meet your needs. Don't miss the opportunity to make this delightful property your own.

selling quality  
property since 1995



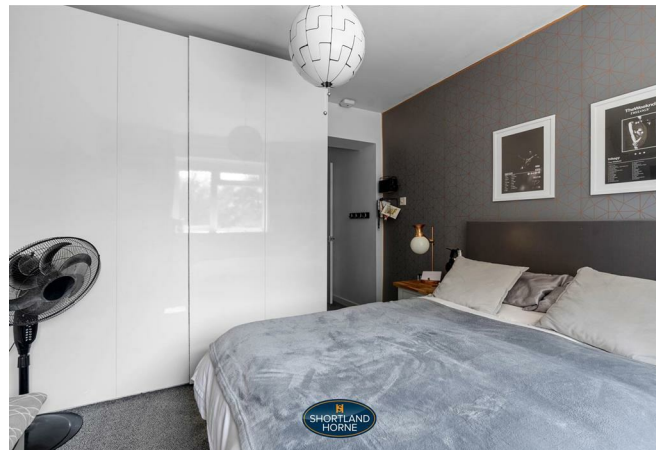












## Dimensions

### GROUND FLOOR

Porch

Entrance Hallway

Lounge

3.63m x 3.63m

Utility Room

Shower Room

Kitchen/Dining Room

5.41m x 3.63m

Snug

3.33m x 3.02m

### FIRST FLOOR

Bedroom One

3.63m x 3.61m

Bedroom Two

3.38m x 3.07m

Bedroom Three

3.30m x 2.64m

Bedroom Four

2.11m x 2.06m

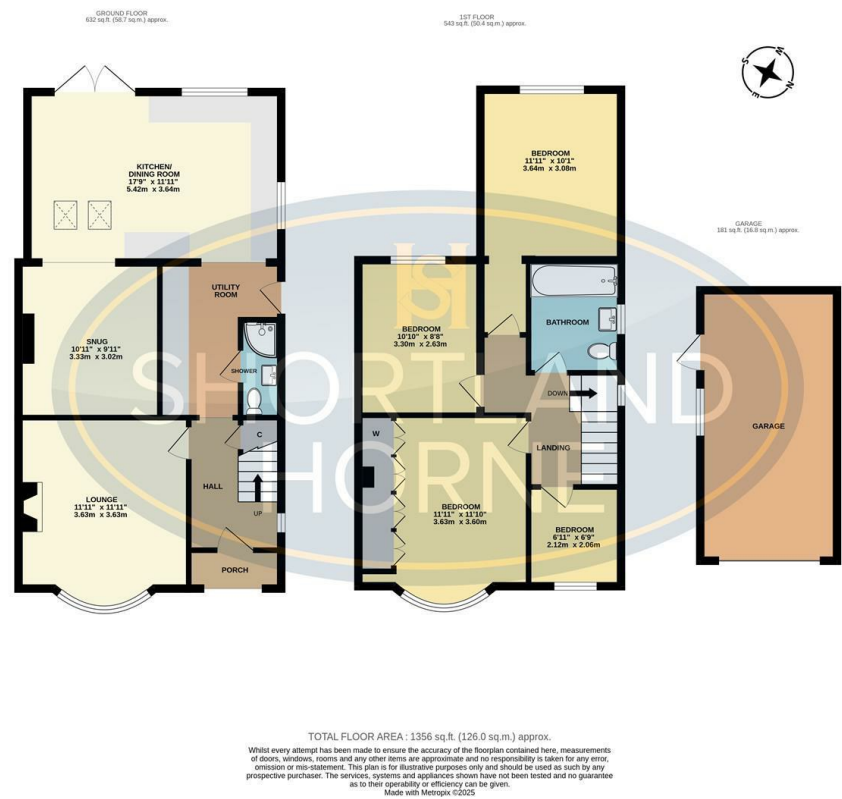
Bathroom

### OUTSIDE

Garage



# Floor Plan



Total area: 1356.00 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

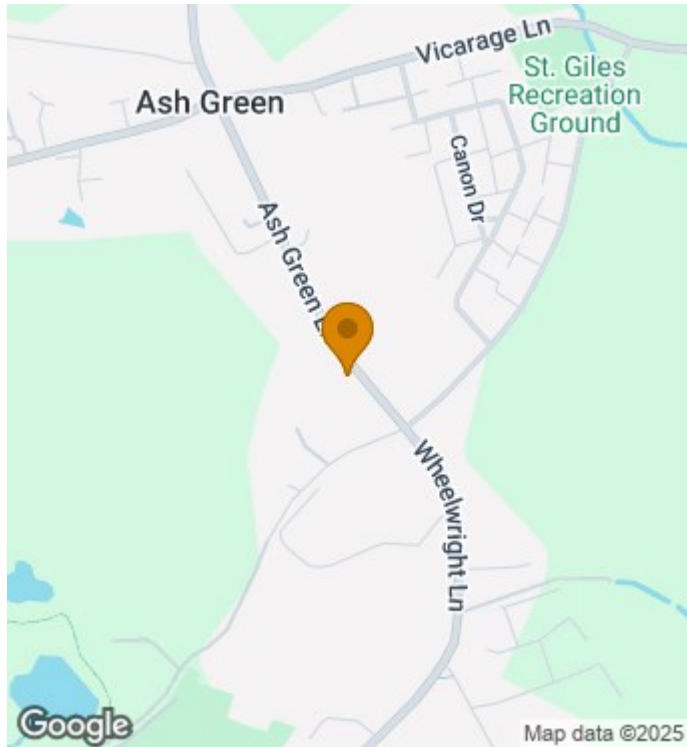
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

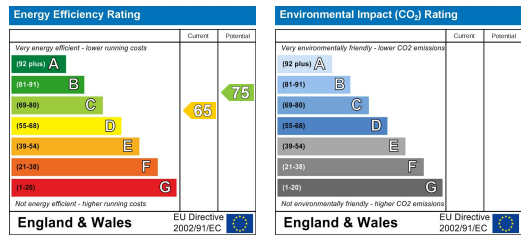
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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