



Trusted
Property Experts



Wheelwright Lane
Ash Green CV7 9HS

Wheelwright Lane

CV7 9HS

* DECEPTIVELY SPACIOUS & EXTENDED POST WAR SEMI *
WELL MAINTAINED FAMILY ACCOMMODATION WITH NO
UPWARD CHAIN * EXTENDED L SHAPED BREAKFAST
KITCHEN WITH INTEGRATED APPLIANCES * 3 WELL
PROPORTIONED BEDROOMS * EXCELLENT ACCESS BRICK
GARAGE

Nestled in the charming area of Ash Green, Coventry, to the northern outskirts of the city, this deceptively spacious and extended three-bedroom house on Wheelwright Lane presents an excellent opportunity for families and professionals alike. The property boasts an extended L-shaped breakfast kitchen, complete with integrated appliances incorporating hob, double oven, fridge/ freezer, dishwasher & washing machine !, making it a delightful space for both cooking and entertaining.

Each of the three well-proportioned bedrooms all with built in wardrobe cupboards offering ample space for relaxation and personalisation, ensuring comfort for all family members. The layout of the home is thoughtfully designed to maximise space and functionality, making it ideal for modern living.

One of the standout features of this property is the excellent access to a brick-built garage (third on the left), providing secure storage and additional convenience. Furthermore, the absence of any upward chain allows for a smooth and efficient purchasing process, making this home even more appealing.

With its prime location and generous living spaces, this house is a perfect blend of comfort and practicality ready to move into. Whether you are looking to settle down or invest, this property is certainly worth considering.

selling quality
property since 1995









Dimensions

STORM PORCH

ENTRANCE HALL

SPACIOUS LOUNGE

4.82 x 4.43

DINING ROOM

9.10 x 2.70

EXTENDED L
SHAPED BREAKFAST
KITCHEN ROOM

5.75 x 5.05

LANDING

BEDROOM ONE

3.75 x 3.30

BEDROOM TWO

3.40 x 3.30

BEDROOM THREE

2.55 x 2.18

FULLY TILED
SHOWER ROOM

EXCELLENT ACCESS
TO BRICK BUILT
GARAGE

FRONT & PRIVATE
FULLY FENCED REAR
GARDEN

NO UPWARD CHAIN

VIEWING HIGHLY
RECOMMENDED

Floor Plan



Total area: 1068.00 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.

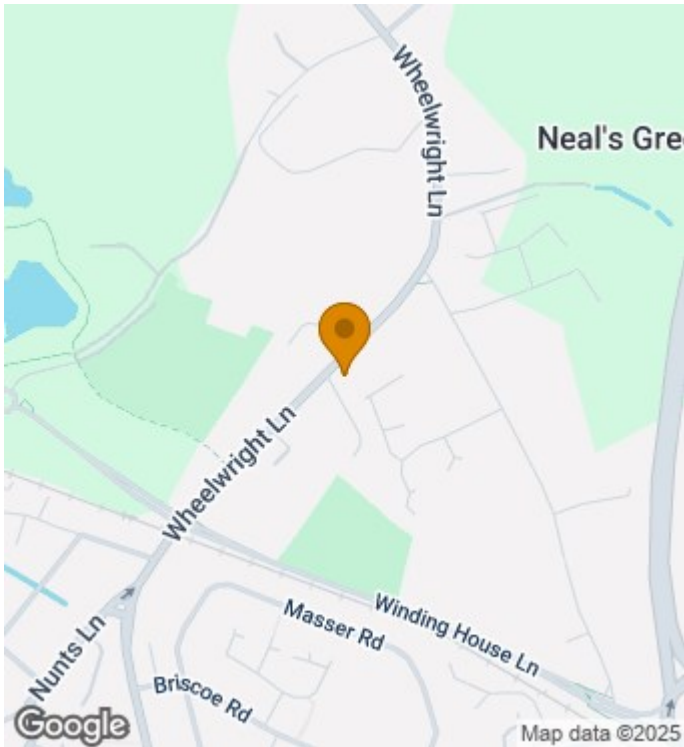
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal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

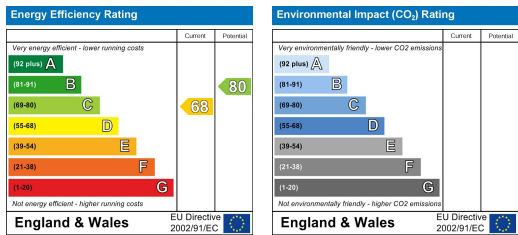
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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



Trusted
Property Experts