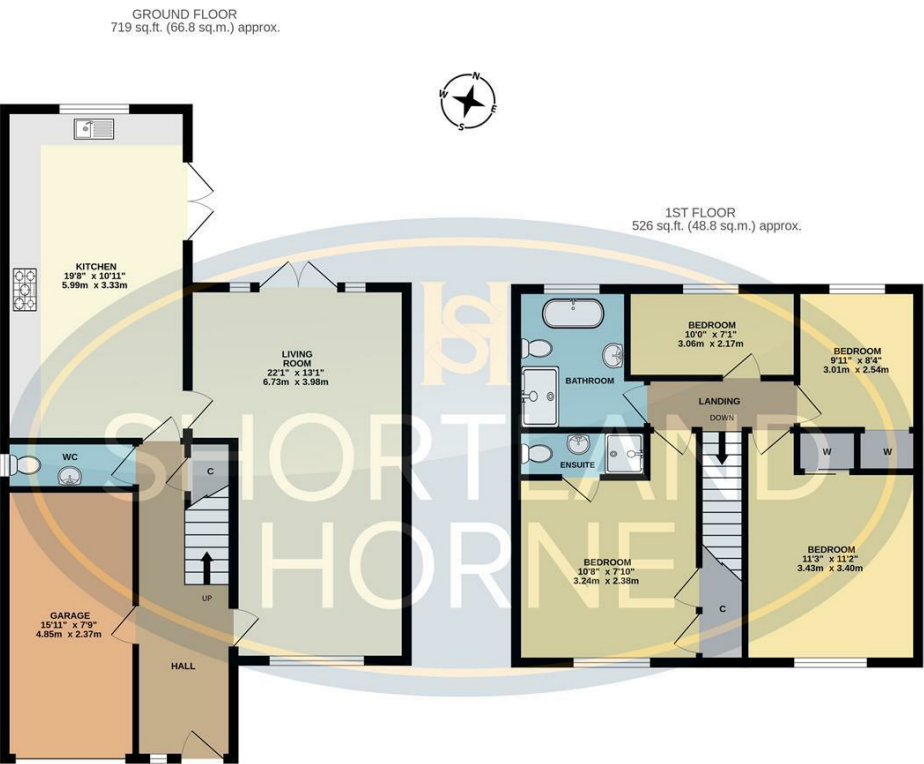


Floor Plan

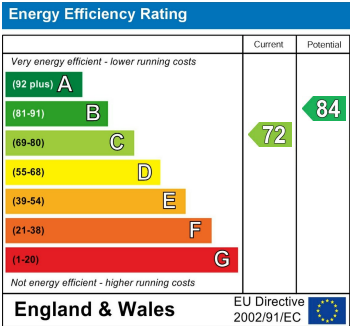


TOTAL FLOOR AREA: 1244 sq.ft. (115.6 sq.m.) approx.

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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EPC



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.



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call: 02476 442 288
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New Road
Ash Green CV7 9AS



£375,000

Bedrooms 4
Bathrooms 3

Step into this beautifully maintained four-bedroom detached home in the highly sought-after area of Ash Green, Coventry, offered with no onward chain. This means you could be settling in sooner than you think. The location is ideal, with excellent transport links to the M6, A444, and Prologis Park, plus close proximity to Ash Green Secondary School. Whether you're commuting, running errands, or just enjoying the local area, this home's location provides everything you need right on your doorstep.

As you enter, the spacious hallway immediately gives off a welcoming vibe and a great place to greet guests. The lounge is the perfect place to unwind after a busy day with French doors that open up to the garden, allowing the fresh air to flow freely into the room. It's easy to imagine relaxing here with loved ones or hosting friends for a social evening. The flow from the living area to the garden invites effortless outdoor entertaining or quiet moments of peace in your private garden.

The extended kitchen offers plenty of room for cooking, dining, and family time. With its high-gloss units and integrated appliances, it's easy to envision preparing meals in this stylish space. You'll also appreciate the added comfort of air conditioning, keeping the room cool and pleasant during warmer months, ensuring you're always comfortable while cooking or enjoying family meals. Whether you're enjoying a quiet breakfast or preparing a family dinner, the dining area provides a natural gathering spot. With French doors that open out to the garden, you can enjoy natural light throughout the day and seamlessly extend your living space outdoors.

A handy downstairs cloakroom is situated conveniently for guests and daily use. It's one of those thoughtful touches that make everyday life a little easier, helping to keep the rest of the house tidy and functional.

The integral garage is an added bonus, offering not just secure parking but also ample storage space. You could use it for anything from keeping the family's bikes or outdoor equipment to creating a utility area with plumbing for a washing machine and tumble dryer. There's plenty of potential for this area to suit whatever needs you may have.

Upstairs, the four double bedrooms each offer their own comfortable retreat. The master bedroom is particularly inviting, with built-in wardrobes and an en-suite bathroom that provides the ultimate privacy and convenience. It's the perfect place to relax and recharge. The second bedroom is spacious and also features built-in wardrobes, making it a great option for a growing child or as a guest room. The third bedroom is located at the rear of the house, offering a quiet space, while the fourth bedroom can be adapted to suit your lifestyle, whether you want an office, guest room, or a playroom. There's flexibility to make the space work for you.

The family bathroom feels like your very own spa, featuring a jacuzzi bath, a walk-in shower, and modern fixtures. It's an ideal space to relax and unwind, offering comfort and after a busy day.

The rear garden is an excellent extension of the home, offering plenty of space for both relaxing and entertaining. With a well-maintained lawn, shrub borders, and decking, it's a versatile outdoor space. Imagine hosting summer BBQs, watching the kids play, or simply enjoying some quiet time in the fresh air. The garden is fully enclosed for privacy, with gated side access for convenience.

At the front of the house, the private, paved driveway offers plenty of parking space for multiple vehicles, with the added security of gated access. You'll appreciate the peace of mind that comes with knowing your vehicles are safely parked. The landscaped boundaries enhance the home's curb appeal, making the entire property feel welcoming and well cared for.



GROUND FLOOR		En-Suite	
Hallway		Bedroom 2	11'3 x 11'2
Lounge	22'1 x 13'1	Bedroom 3	9'11 x 8'4
Kitchen	19'8 x 10'11	Bedroom 4	10' x 7'1
Guest WC		Family Bathroom	
Integral Garage	15'11 x 7'9	OUTSIDE	
FIRST FLOOR		Rear Garden	
Bedroom 1	10'8 x 7'10	Driveway	