

**New Road Ash Green Coventry CV7 9AS**  
**£385,000**

**Benburys**  
SALES AND LETTINGS



**\*\*NO CHAIN\*\*DETACHED\*\*FOUR BEDROOMS\*\***Benburys presents a spacious four bedroom, three-bathroom detached family home. Situated in the sought-after area of Ash Green. Conveniently positioned near the M6, A444, Prologis Park, and Ash Green Secondary School, this property offers ideal accessibility and amenities. Key features include:

- Spacious Lounge
- Extended Kitchen
- Downstairs WC
- Integral Garage
- Four Double Bedrooms
- Family Bathroom
- Good Size Rear Garden
- Paved Driveway with gated access.

**Entrance Hall**  
17'1" x 5'10" (5.23m x 1.80m)

Well presented space with double glazed front entrance door, tiled flooring, double central heating radiator with doors off to lounge, downstairs cloakroom, understairs storage cupboard, garage and kitchen. The stairs leading to the first floor are carpeted.

**Lounge**  
21'11" x 10'1" (6.70m x 3.08m)

Spacious room with tiled flooring, electric fireplace, two double central heating radiators, double glazed bay window to the front aspect and French doors leading into the garden.

**Kitchen**  
17'8" x 10'4" (5.40m x 3.16m)

Fitted with range of matching high gloss wall and base units including cupboards, drawers and chrome handles, built in electric hob and oven with cooker hood, inset one and a half bowl sink unit with mixer taps, ample roll top work surfaces with complimenting tiled splash back areas, with fridge freezer and dishwasher. finished with tiled flooring. Air conditioning unit and double glazed window to the rear aspect of the property and French doors leading into the garden.

**Downstairs Cloakroom**  
3'3" x 7'10" (1.00m x 2.40m)

Fitted with white low level W.C, wash hand basin, central heating radiator, tiled flooring and obscure window to side aspect.

**Master Bedroom**  
7'6" x 11'0" (2.30m x 3.37m)

This good size double room enjoys built in wardrobe, and ample space for other furniture with double central heating radiator, carpeted flooring, double glazed window overlooking the front aspect of the property and door leading into the en suite.

**En-Suite**  
2'11" x 8'4" (0.91m x 2.55m)

Fitted with a modern white low level W.C, wash hand basin and fully tiled shower cubicle with electric shower. The rest of this fully tiled bathroom benefits from a heated towel rail with tiled flooring, extractor fan and spot lights.

**Bedroom 2**  
6'6" x 10'0" (2.00m x 3.07m)

Another double room featuring built in wardrobes space and space for other furniture. Double central heating radiator, carpeted flooring and double glazed window overlooking the front aspect of the property.

**DISCLAIMER**

The details for this property advert are believed to be accurate but not all items shown in the photographs may be included and interested parties must not rely upon this advert or any other statement as being a representation of fact and must satisfy themselves by inspection or otherwise to the correctness of each of them. Benburys, or any of its employees, has authority to make or give any representation or warranty whatsoever in relation to the property. All verbal statements made in the course of negotiations are made on the same understanding. This advert does not form part of any contract not does it constitute property particulars.

**Bedroom 3**  
10'9" x 7'3" (3.30m x 2.23m)

Double room featuring built in wardrobe and space other furniture. Central heating radiator, carpeted flooring and double glazed window overlooking the rear aspect of the property.

**Bedroom 4**  
7'6" x 10'4" (2.30m x 3.15m)

This room offers adequate proportions for a double bed and furniture or could be used as office space. There is a single central heating radiator, carpeted flooring and a double glazed window overlooking the rear aspect of the property.

**Family Bathroom**  
10'9" x 6'2" (3.30m x 1.90m)

Fitted with a modern white suite which features a jacuzzi bath and a walk in shower with glass screen. Low level W.C and wall mounted wash basin. This half tiled bathroom benefits from a central heating radiator with tiled flooring and a doubled glazed opaque window to rear aspect.

**Garage**  
15'10" x 7'10" (4.83m x 2.41m)

Up and over door with ample storage space, lights and sockets, plumbing for washing machine, space for tumble dryer and central heating boiler.

**Rear Aspect**

To the rear is an enclosed spacious garden mainly laid to lawn with shrub borders and decking and side pedestrian gated access.

**Front Aspect**

Pulling off the main road and onto the gated private drive you are greeted with landscaped boundaries and spaces for multiple vehicles in front of the property.

**Agents Notes**

1. MONEY LAUNDERING REGULATIONS - 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. Anti money laundering checks now have to be completed on both the buyer and the vendor.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Benburys has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Benburys has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

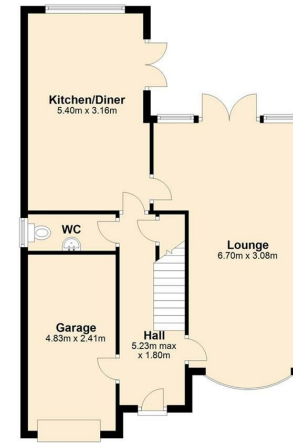
**Viewings**

We would be delighted to show you around this property.

If you would like more information or to arrange a viewing please contact our friendly and helpful team on 02476 661553

www.benburys.co.uk  
https://www.facebook.com/CoventryLettings/

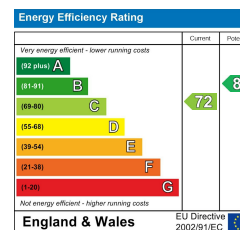
Ground Floor



First Floor



Total area: approx. 116.5 sq. metres  
FOR IDENTIFICATION PURPOSES ONLY  
Plan produced using PlanIt.



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