

Ashorne Close Spirit Quarters Coventry CV2
Offers Over £229,500

Benburys
SALES AND LETTINGS

**** SEMI DETACHED**DRIVEWAY**TWO BATHROOMS**THREE BEDROOMS**FREEHOLD**.**
Benburys are pleased to present this 3-Bedroom family home in Spirit Quarters, Coventry. Built in 2022 and benefits from 8 years remaining NHBC Warranty.

PROPERTY FEATURES

Welcoming entrance with stairs to the first floor and door leading into the kitchen/dining room.

Kitchen/Dining Room: Located at the front of the property, featuring a modern kitchen with a gas oven and hob.

Lounge: Spacious and bright lounge at the rear, with French doors opening onto the low-maintenance rear garden.

Downstairs WC: Conveniently situated on the ground floor

Storage Cupboard: Ample storage space for your essentials.

Bedrooms: Two large double bedrooms and one single bedroom on the first floor.

Bathroom: Modern family bathroom with combination shower over the bath

ADDITIONAL INFORMATION

Gas central heating and double glazing throughout the property ensure comfort and energy efficiency.

Newly installed flooring throughout the house adds to the modern feel.

Security: The property is fully alarmed for peace of mind.

Driveway parking space for two vehicle

Side access to a rear garden with astro turf, designed for low maintenance.

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.

LOCAL BENEFITS

Close proximity to Coventry University Hospital, local shops, and schools.

Easy access to the M6 and major motorway networks.

Well-connected with main bus routes to Coventry City Centre.

Convenient location, making it an excellent choice for comfortable family living or an investment opportunity.

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

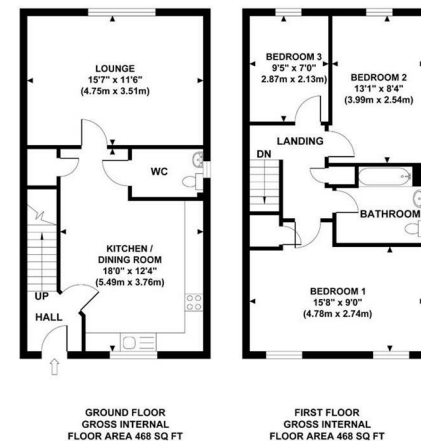
We would be delighted to show you around this property.

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

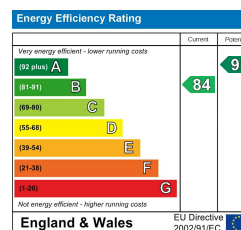
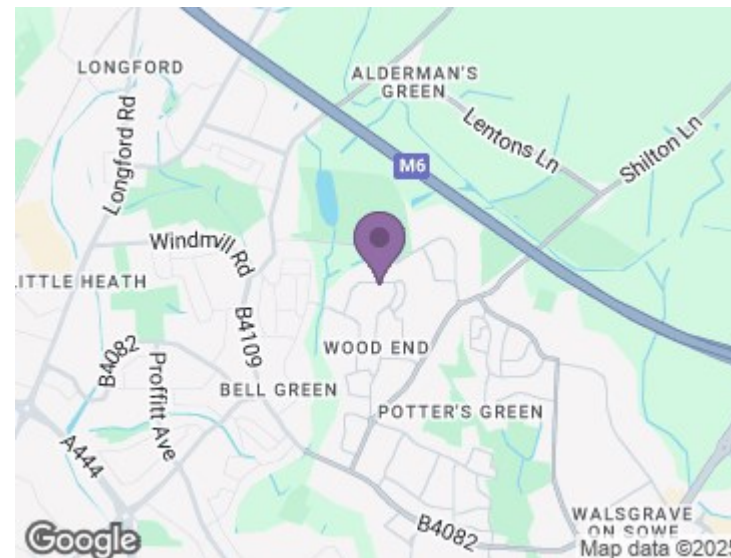
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ASHORNE CLOSE, COVENTRY, CV2 1GH

Approximate Gross Internal Area
936 sq ft / 87.0 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.



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