



THE KEY TO YOUR NEXT MOVE

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# For Sale

Tel: 024 7635 7645



**£350,000**

109 Ash Green Lane, Ash Green, Coventry CV7 9AP



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KEY ESTATE AGENTS

Website: [www.keystateagents.com](http://www.keystateagents.com)

A MUST SEE property that has been fully refurbished throughout!! This is a rare opportunity to own a well presented, modern home that has a huge amount of OUTDOOR SPACE with a large DOUBLE GARAGE/workshop with water and electric, an outbuilding for storage and an ANNEX with water, electric already in situ making it perfect for anyone with an AT HOME BUSINESS or just looking for ample space. The interior of the property consists of an open plan living & dining area downstairs, a modern, stylish kitchen with Velux windows, letting in plenty of light and integrated dishwasher. Upstairs consists of 2 good sized double bedrooms, a handy office space and a lovely family bathroom. The property also benefits from a full CCTV system already in place.

**\*\*Previously a three bed, easily converted back with stud wall!\*\***

**\*\*Planning permission has also been granted for a first floor extension and for a new garage where the storage outbuilding is currently located.\*\***

Council Tax Band: B

EPC: E

Tenure: Freehold

### Entrance



Entrance via composite door into living accommodation.

### Lounge/ Dining Area 27'6" x 11'7" (8.407 x 3.538)



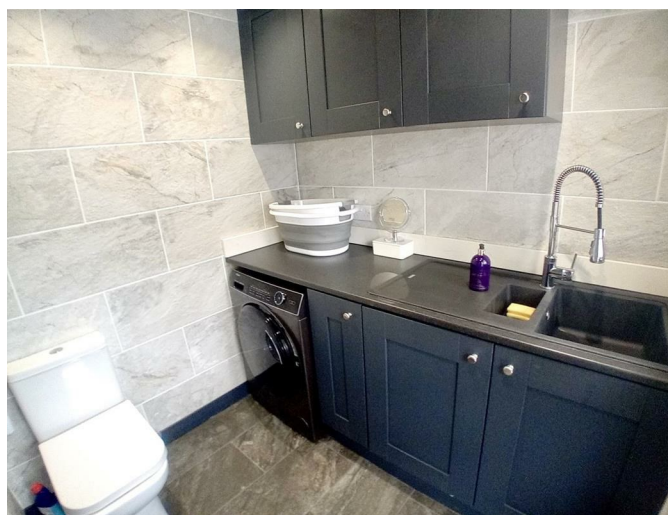
Very generously sized living area, with lounge to the front and dining room to the rear.

### Kitchen 13'2" x 11'4" (4.015 x 3.472)



Modern, well presented kitchen with integrated appliances.

### Outside WC & Utility area 6'0" x 6'5" (1.845 x 1.956)



Beautifully presented outside toilet and utility facilities.

**Master Bedroom 9'8" x 11'7" (2.949 x 3.547 )**



Spacious master bedroom with fitted wardrobes for storage.

**Bedroom 2 13'1" x 6'7" (4.011 x 2.012)**

Good sized, light and airy second bedroom with ample room for double bed.

**Office 6'6" x 11'9" (2.00 x 3.586)**



Open office space just off the landing, ideal for working from home or alternatively could be turned back into a third bedroom with a simple stud wall.

**Bathroom 5'1" x 8'7" (1.551 x 2.641)**



Well presented family bathroom with modern suite. recently refurbished.

**Double Garage/Workshop 21'3" x 7'11" (6.488 x 2.419)**

A spacious double garage with 2 automatic doors would be a fantastic workshop area. Also has water and electric in situ.

**Annex 14'5" x 21'0" (4.417 x 6.414)**



A perfect space for business or hobbies. Fully air conditioned, electric and water and a kitchenette area.

**Garden**



Patio area & courtyard with ample space for parking at the side of the house behind double gates. Lots of adaptable space with a double garage, a large outbuilding for storage and an annex.

**Parking**

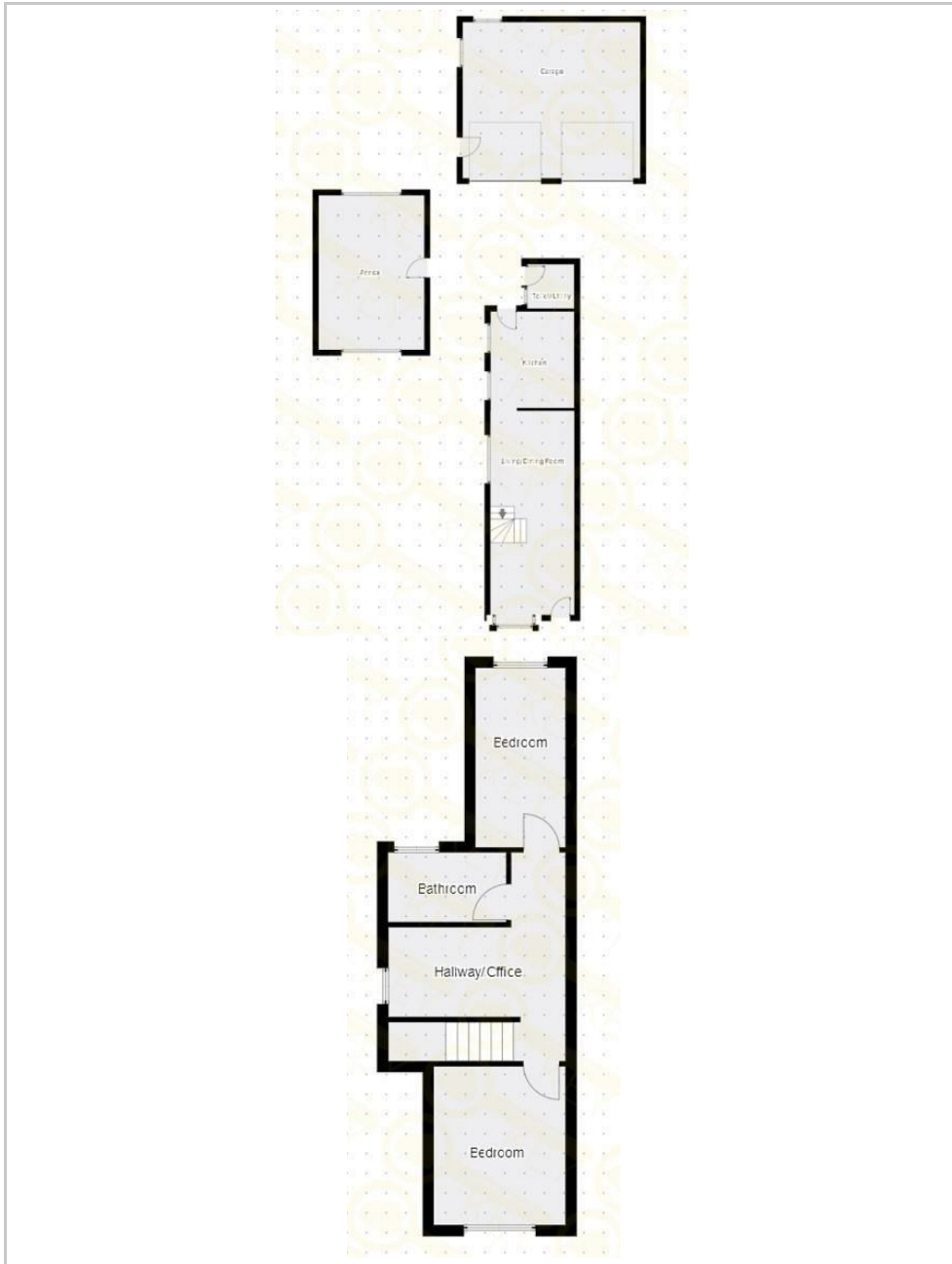
Plentiful space behind double gates leading into the rear yard for parking. Could fit in excess of 4/5 cars in this area.

**Agents Notes**

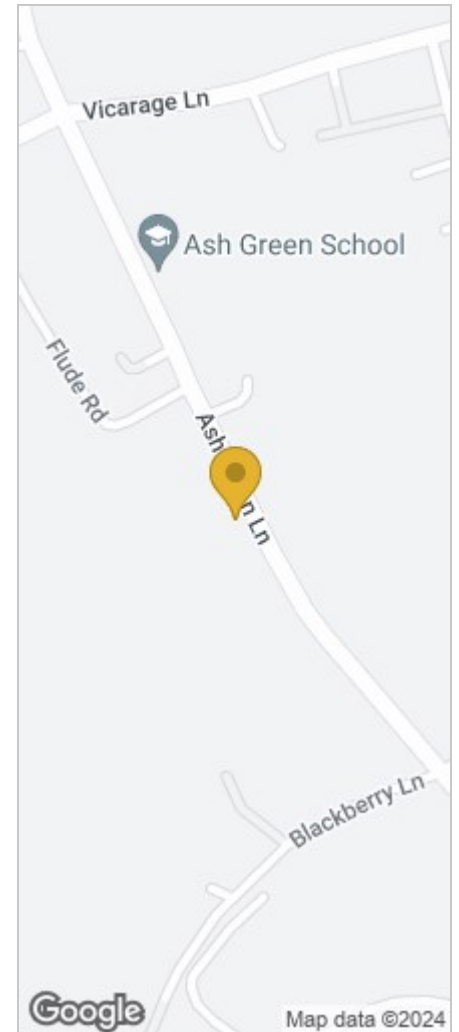
We have not tested any of the electric, gas or sanitary appliances. Buyers should make their own investigations as to the workings of the relevant

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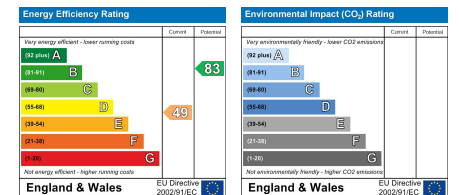
## Floor Plan



## Area Map



## Energy Efficiency Graph



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