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£290,000

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



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A MUST SEE PROPERTY!! FULLY REFURBISHED THROUGHOUT!! Perfect for trades people and at home business owners!

This is a rare and exciting opportunity to own a beautifully, well presented, modern home that has a **HUGE** amount of **OUTDOOR SPACE** with a **LARGE DOUBLE GARAGE/WORKSHOP** that benefits from water and electric, suitable for a mechanic or other tradesperson. An outbuilding for storage and an **ANNEX** with water, electric already in situ making it perfect for anyone with any kind of **AT HOME BUSINESS** or just looking for more than ample amount of outdoor space. There is even a modern outside toilet perfect for guests or customers. You can fit plenty of vehicles in the low maintenance, gated rear yard and there is even a sheltered area for extra storage and space at the back of the property!

The interior of this property is **STUNNING** and consists of a large **OPEN PLAN** living & dining area, a modern, **STYLISH KITCHEN** with beautiful velux windows, letting in plenty of light and integrated dishwasher. Upstairs you will find 2 good sized double bedrooms and another third bedroom currently used as an office space and a lovely family bathroom with an amazing top spec shower. The property also benefits from **CCTV** and security lighting all around the exterior of the property.

****Planning permission has also been granted for a two storey extension****

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)

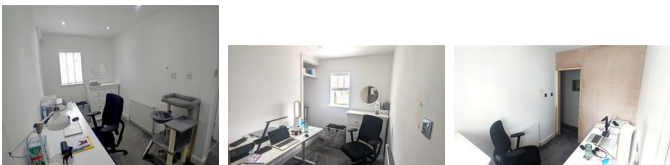


Spacious master bedroom with fitted wardrobes for storage.

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/ Third Bedroom 6'6" x 11'9" (2.00 x 3.586)



Third bedroom currently used as a spacious office space just off the landing, ideal for working from home. Has a handy storage cupboard out over the stairs also.

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)



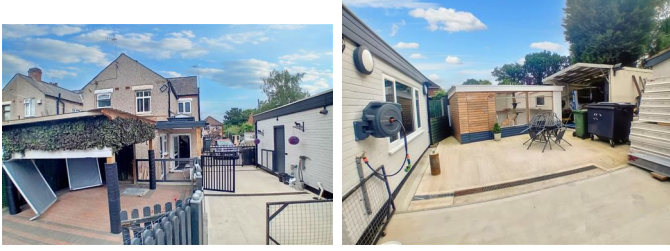
A spacious double garage with 2 automatic doors would be a fantastic workshop area. Also has water and electric in situ.

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.

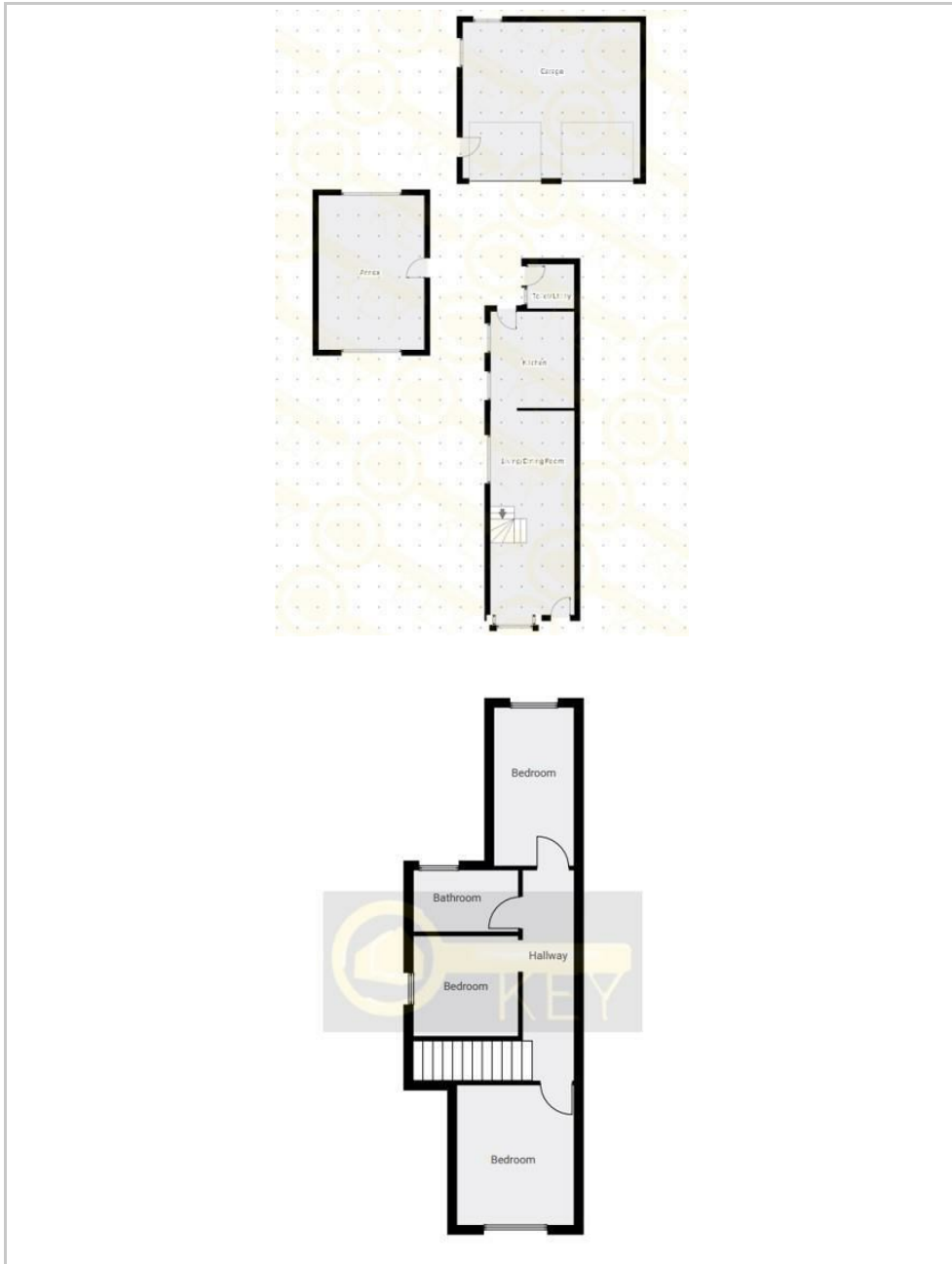
Parking

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

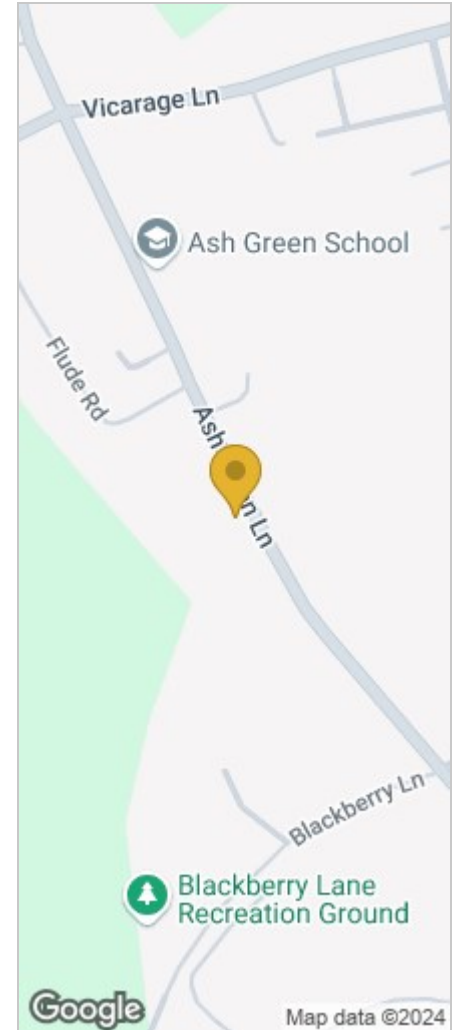
Agents Notes

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 items. Floor plans are for identification purposes only and not to scale. All room measurements in these sales details are approximate and are usually stated in respect to the furthest point in the room. Subjective comments in these details are the opinion of KEY Estate Agents at the time these details were prepared. These opinions may vary from your own. These sales details are produced in good faith to offer a guide only and do not constitute any part of a contract or offer. In respect to the tenure of the property, the information stated above is provided to us by the vendor and is taken in good faith, this, as well as other details relating to the title, should be confirmed prior to exchange of contracts by your solicitor. Photos, floorplans and videos used within these details are under copyright to KEY Estate Agent and under no circumstances are to be reproduced by a third party without prior permission.

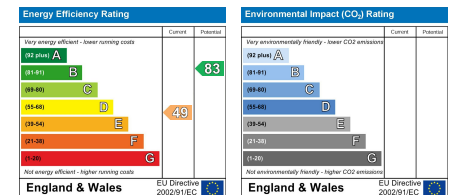
Floor Plan



Area Map



Energy Efficiency Graph



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