



**3 Bedroom House - End Terrace**  
**located on Ashington Grove,**  
**Coventry**  
**£250,000**

**UP Estates**



**\*\*BEAUTIFULLY PRESENTED HALLS TOGETHER END OF TERRACE FAMILY HOME - THREE BEDROOMS - LARGE GARAGE WITH POWER\*\*** This is a fantastic opportunity to purchase a spacious and bright, halls together end of terrace family home. Very briefly comprising;

**Ground Floor** - An open porch leads to the front door, which provides access to the entrance hall. There is a useful under stairs storage cupboard, stairs rising to the first floor and doors leading to the ground floor accommodation. The sitting/dining room has an attractive bay window overlooking the front aspect and a patio door to the rear, both of which afford plenty of natural light. There is a chimney breast to the rear of the room with a contemporary feature fireplace providing a welcoming focal point. The kitchen/breakfast room is fitted with a variety of beech effect wall and base level cabinets and drawers with complementary laminate work surfaces over. There is tiling to the splash back areas, a chrome heated towel ladder and integrated appliances include a gas hob with extractor fan over, electric oven, fridge, freezer and dishwasher.

**First Floor** - A galleried landing with doors leading to three bedrooms, and the family bathroom. Bedroom one has fitted wardrobes to one wall as does the second bedroom. There is a three-piece white suite in the bathroom which comprises of a WC, pedestal wash hand basin and bath with shower over and glass shower screen.

**Outside** - To the front of the property there is a block paved driveway which provides parking for two vehicles. A side gate leads to a shared alleyway, leading to the rear garden which is initially paved followed by re-laid lawn with fenced boundary. The large garage is accessed from the rear or garden and also benefits from power.

£250,000

- HALLS TOGETHER END OF TERRACE
- BEAUTIFULLY PRESENTED THROUGHOUT
- LARGE GARAGE WITH POWER
- THREE BEDROOMS
- GREAT LOCATION NEAR AMENITIES & JLR
- COUNCIL TAX BAND B





#### **LOCATION**

Whitley, Coventry is situated on the South Eastern outskirts of the City and is well placed for the commuter, with excellent travel links to the A45, A444 and A46 dual carriageways, linking to the M6 and M69 motorway network, with Coventry and Birmingham being within easy reach. Rugby town and the city of Coventry are just a short drive away and offer a host of facilities including a range of retail outlets, leisure facilities, restaurants, theatres and some excellent schooling. Whitley is also within close proximity to Kenilworth, Warwick and Leamington Spa, along with the nearby villages of Baginton, Ryton and Wolston. The area benefits from being within walking distance of Jaguar Land Rover, Whitley Abbey primary school, and Asda supermarket.

#### **IMPORTANT NOTE TO PURCHASERS**

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to





their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

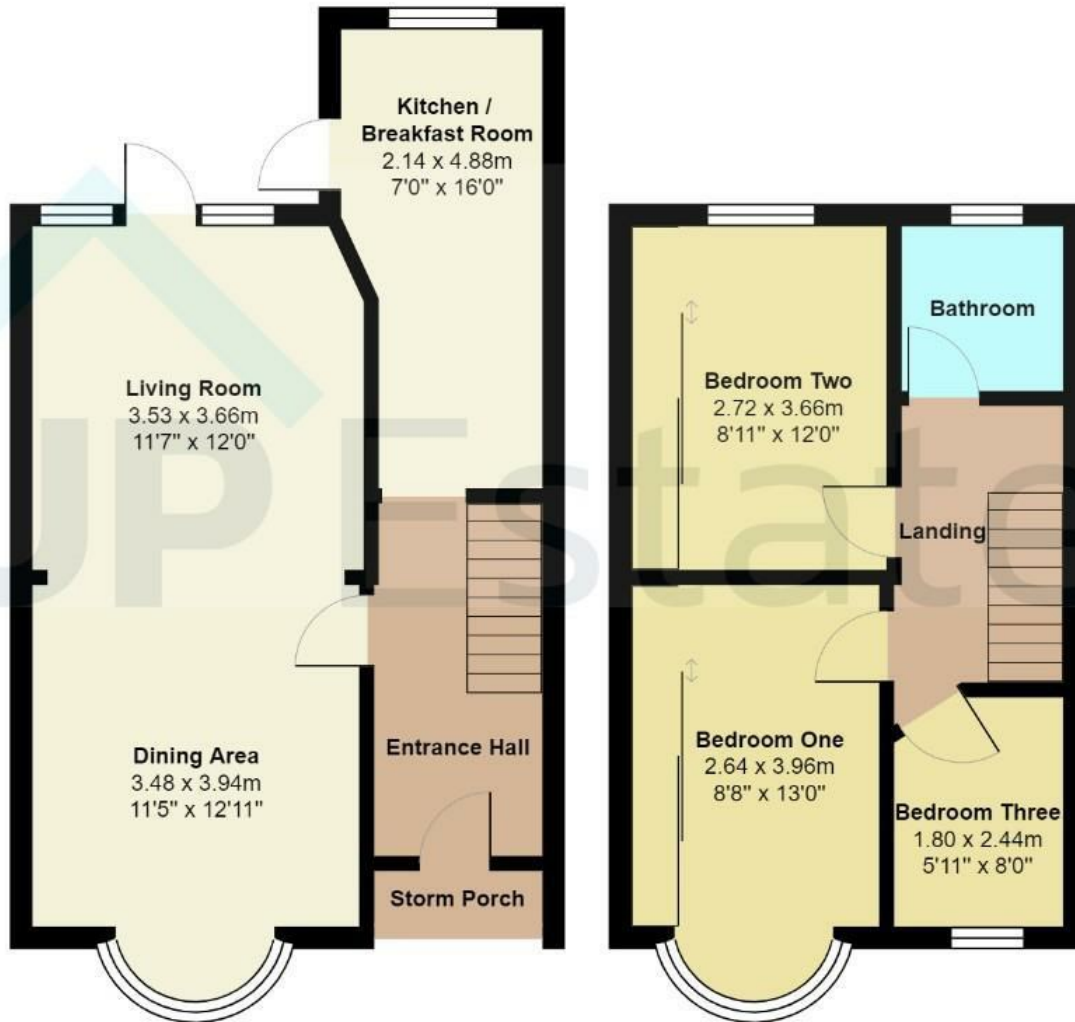
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Ashington Grove, Coventry





Total Area: 81.3 m<sup>2</sup> ... 875 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

Up Estates  
 6 Orchard Court  
 Binley Business Park  
 Coventry  
 Warwickshire  
 CV3 2TQ

E: [enquiries@upestates.co.uk](mailto:enquiries@upestates.co.uk)  
 T: 024 7771 0780

