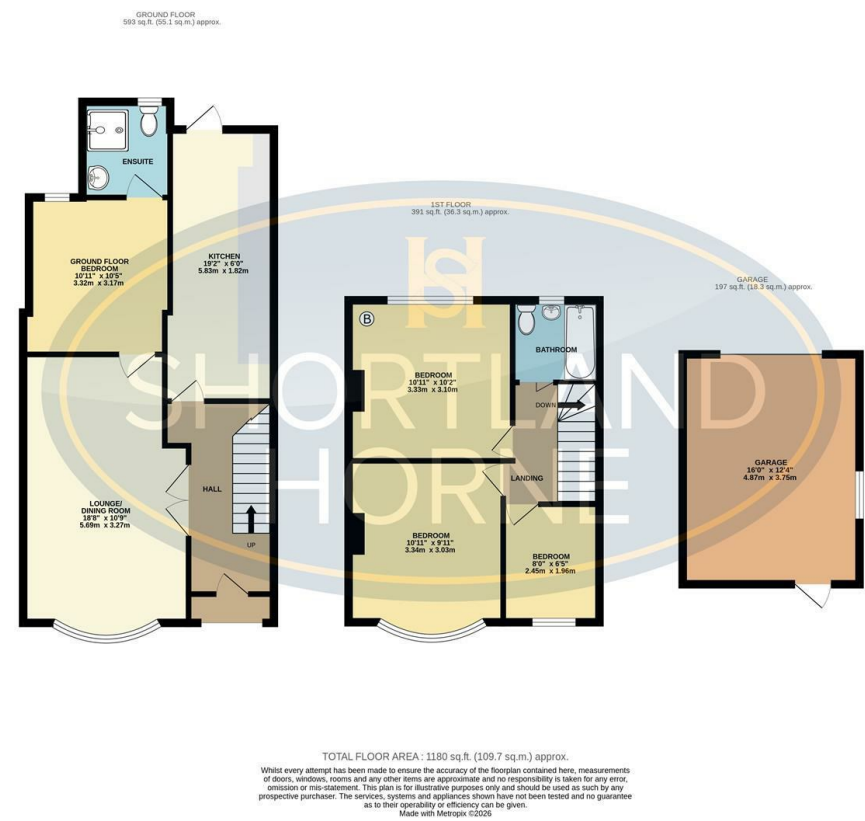
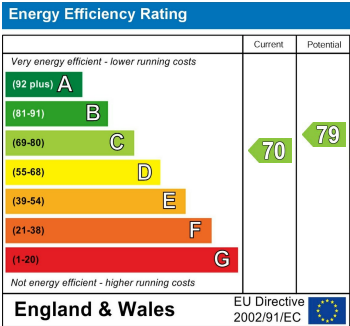


Floor Plan



EPC



DISCLAIMER
Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers. Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing
Strictly by arrangement through Shortland Horne. Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure
It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

Money Laundering
We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. 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.

Appliances
We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

Referrals
If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.



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Ashington Grove
CV3 4DD



£240,000

Bedrooms 4
Bathrooms 1

Step inside and the hallway sets the tone with light underfoot and a natural flow towards the heart of the home. Double doors open into a lounge dining room that immediately feels bright and generous, the bay window drawing in daylight that shifts beautifully through the day. The white walls keep things fresh while the darker mainate style flooring grounds the space with a touch of elegance, perfect for relaxed evenings or lively weekends with friends drifting between sofa and dining table without ever feeling crowded.

What makes this home truly stand out is its flexibility. A ground floor bedroom sits just off the lounge, currently accessed as a restful space but equally suited as a second reception room, snug, or creative hideaway. With its own wet room en suite, it offers independence and comfort, ideal for visiting guests, older family members, or simply that little bit of separation when life gets busy.

To the rear, the kitchen runs in a galley style, practical and stylish with dark high gloss cabinetry, light laminate flooring, and built in oven with electric hob ready for everyday cooking or late night

There are houses that simply provide shelter and then there are homes that quietly invite you in, take your coat off and suggest you stay a while. This extended four bedroom terrace on Ashington Grove in Whitley does exactly that, with a warm, welcoming presence that feels lived in, loved, and ready for its next chapter. From the moment you arrive, the established front garden and brick boundary give a sense of privacy and permanence, while the possibility of adding a driveway like neighbouring homes adds a subtle hint of future potential.

GROUND FLOOR		Bedroom 1	10'11 x 9'11
Hall		Bedroom 2	10'11 x 10'2
Lounge/Dining Room	18'8 x 10'9	Bedroom 3	8' x 6'5
Ground Floor Bedroom	10'11 x 10'5	Family Bathroom	
En-Suite		OUTSIDE	
Kitchen	9'2 x 6'	Garage	16' x 12'4
FIRST FLOOR		Rear Garden	
Landing		Front Garden	