
SHORTLAND HORNE
Trusted
Property Experts
Parsons Way
Ash Green CV7 9EG

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A WELL-PRESENTED THREE-BEDROOM HOME WITH EN-SUITE TO THE MASTER BEDROOM, SPACIOUS KITCHEN DINER AND OFF-ROAD PARKING FOR TWO VEHICLES.

Shortland Horne are delighted to present this attractive three-bedroom home, ideally situated in the popular residential location of Ash Green, Coventry. Offering well-proportioned accommodation across two floors, this property is perfectly suited to first-time buyers, growing families or those looking for a comfortable and practical family home.

Upon entering the property, you are welcomed into an entrance hallway providing access to a convenient ground-floor WC and a spacious lounge. The lounge offers an inviting space to relax and unwind, with plenty of room for comfortable seating and family living.

To the rear of the property is a fantastic open-plan kitchen diner, providing an excellent space for everyday family life and entertaining guests. The kitchen offers ample room for cooking and dining, while French doors open out towards the rear

Offering approximately 888 sq ft of accommodation, this is a fantastic opportunity to purchase a well-designed three-bedroom home in a desirable and convenient residential setting.

selling quality
property since 1995

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Dimensions

GROUND FLOOR

Entrance

Lounge
3.71m x 4.72m

Kitchen/Diner
4.83m x 3.71m

W/C
1.32m x 1.42m

FIRST FLOOR

Bedroom
2.74m x 3.35m

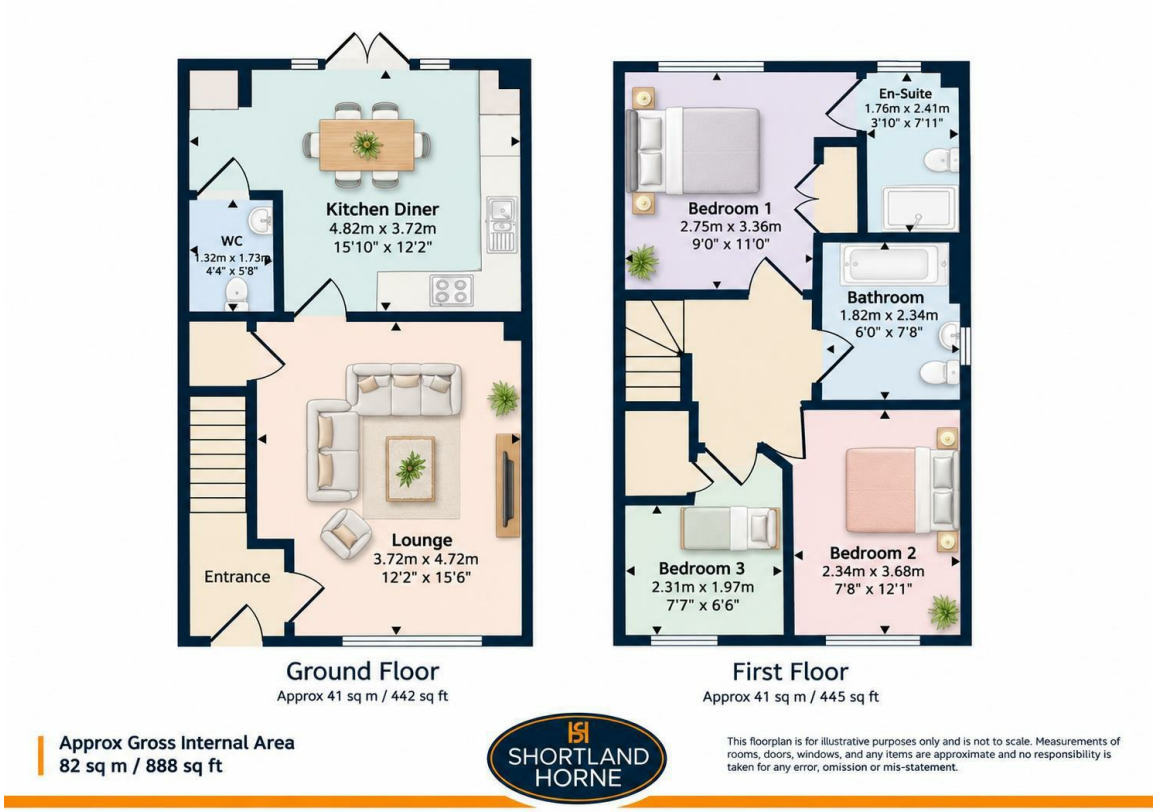
En-Suite
1.17m x 2.41m

Bedroom
2.34m x 3.68m

Bedroom
2.31m x 1.98m

Bathroom
1.83m x 2.34m

Floor Plan



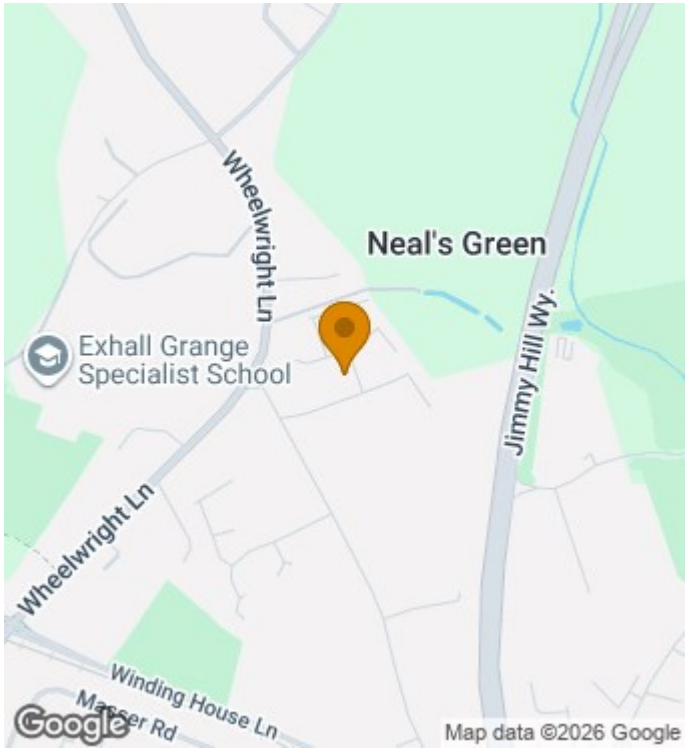
Total area: 904.18 sq ft

Disclaimer

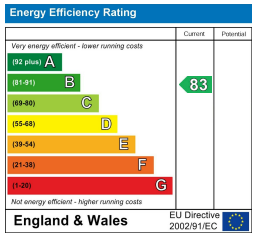
Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown 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 ccordance 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.

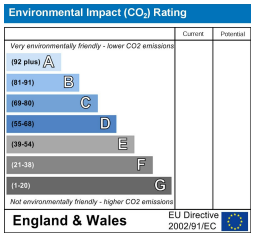
Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers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

Location Map



EPC





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