







3 Bedroom House - Terraced

located on Ashington Grove, Coventry

Offers Over £220,000

UP Estates

UP Estates

3

1

1

C

Offers Over £220,000

- THREE BEDROOM TERRACED HOME
- NO UPWARD CHAIN
- OFF ROAD PARKING
- GENEROUS LOUNGE WITH BAY WINDOW
- MODERN KITCHEN / DINER
- TWO DOUBLE BEDROOMS
- WELL PROPORTIONED SINGLE BEDROOM
- FULLY TILED FAMILY BATHROOM
- FULLY ENCLOSED REAR GARDEN
- CLOSE TO JAGUAR LAND ROVER WHITLEY & A45/A46

THREE BEDROOM TERRACED HOME | NO UPWARD CHAIN | OFF ROAD PARKING | KITCHEN DINER | FULLY ENCLOSED REAR GARDEN | GREAT INVESTMENT OPPORTUNITY

Situated in a popular location, this traditional three bedroom terraced home is offered with no upward chain and presents an excellent opportunity for a range of buyers. The property benefits from off road parking to the front, while also being conveniently positioned for local amenities, schools and excellent transport links.

The ground floor comprises a welcoming entrance hallway providing access to the principal accommodation and stairs rising to the first floor. The generous lounge features a bay window, creating a bright and inviting reception space. To the rear is a modern kitchen diner, fitted with a range of matching wall and base units, ample worktop space, gas hob with extractor, electric oven and inset sink overlooking the garden. There is also space for a dining table and chairs, with access directly into the rear garden.

Upstairs, the property offers two well proportioned double bedrooms, with the first benefiting from a bay window and the second overlooking the rear garden. A further well proportioned single bedroom and fully tiled family bathroom with shower over the bath complete the first floor.
Externally, the property benefits from a private driveway providing off road parking to the front. To the rear is a good sized, fully enclosed garden with a combination of patio and lawn, providing a practical outdoor space for relaxation and entertaining.

The property is also ideally placed for commuters, with Jaguar Land Rover's Whitley complex within walking distance and easy access to both the A45 and A46. Coventry city centre is also readily accessible, with Tiverton School and nearby retail parks providing further convenience.





IMPORTANT NOTE TO PURCHASERS

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.



While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested







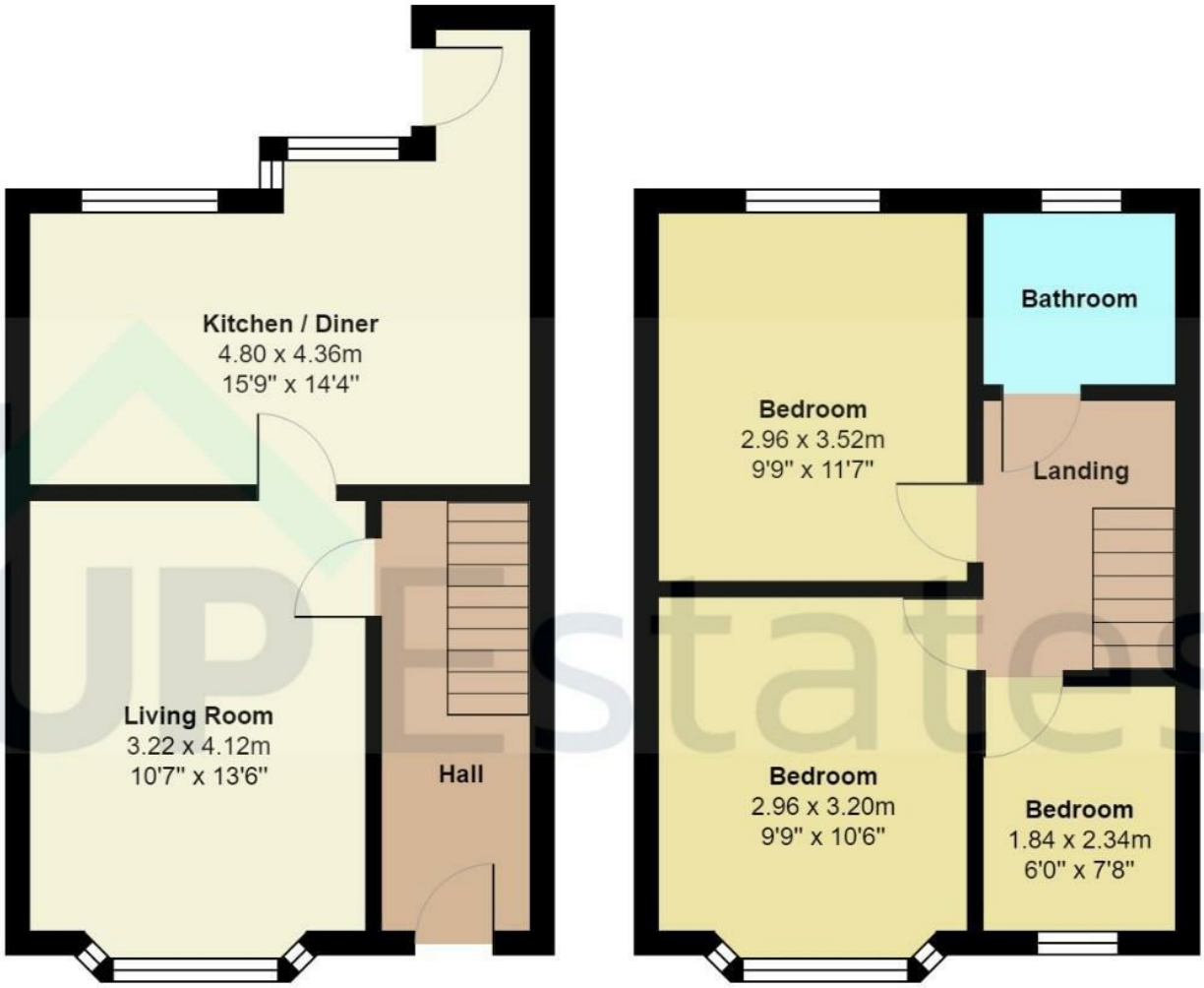
by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.

All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.

Ashington Grove, Coventry



Total Area: 70.4 m² ... 758 ft²

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
T: 024 7771 0780