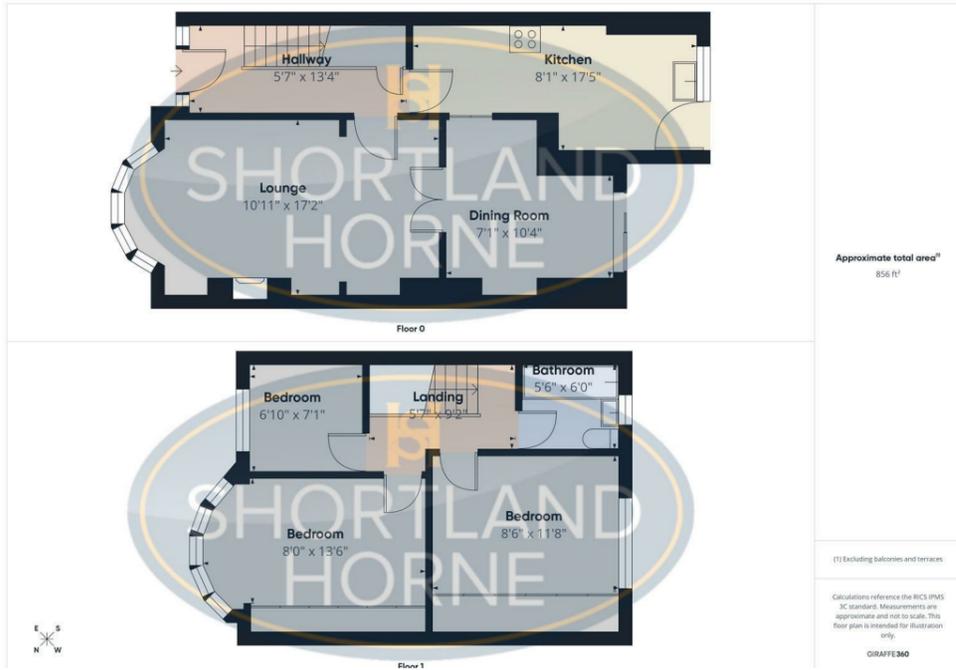


Floor Plan



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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
Whitley CV3 4DE



£230,000 Offers Over | Bedrooms 3 Bathrooms 1

Positioned on the peaceful and sought-after Ashington Grove in Whitley, this charming three bedroom terrace home offers a light, airy, and welcoming haven for modern family living. Perfectly positioned within easy reach of local schools, road links, and the Jaguar Land Rover complex, it's a location that combines convenience with a sense of calm.

Step inside to discover a well maintained home, freshly painted and with new carpets throughout, ready for you to move straight in. The inviting hallway leads to a spacious through lounge, where sunlight streams through the elegant bay window, casting a warm glow over the soft grey carpet and cosy gas fire, a perfect spot to relax after a busy day. Beyond, the dining room opens effortlessly to the private rear garden via sliding patio doors, creating a seamless connection between indoor and outdoor living. The galley kitchen features classic shaker style units, built in appliances including oven, hob, extractor, fridge freezer, and space for a washing machine, blending practicality with style.

Upstairs, two generous double bedrooms offer built in wardrobes and plenty of natural light, the front facing master bedroom enhanced by a large bay window that fills the room with a gentle morning sun. A versatile single bedroom provides the perfect space for a nursery, study, or hobby room. The family bathroom, complete with a white three piece suite and shower over bath, complements the home's clean and modern aesthetic.

Outside, the long rear garden is a peaceful retreat, fully enclosed with quality fencing and a paved patio ideal for summer entertaining. The lawn stretches invitingly, offering a private space for children to play or for weekend relaxation, with a single garage at the rear providing storage and rear access. At the front, a driveway ensures convenient off-road parking.



GROUND FLOOR		Bedroom 2	11'8 x 8'6
Hallway		Bedroom 3	7'1 x 6'10
Lounge	17'2 x 10'11	Bathroom	
Dining Room	10'4 x 7'1	OUTSIDE	
Kitchen	17'5 x 8'1	Garage	
FIRST FLOOR		Rear Garden	
Landing		Driveway	
Bedroom 1	13'6 x 8'		