



## Ash Green Lane , Coventry, CV7 9AP Offers over £275,000

\* Plenty of scope for someone looking for a home that needs modernising to their own taste \*

On the ground floor, the accommodation includes an entrance hall, lounge, separate dining room, kitchen and a bathroom. Upstairs, there are two bedrooms and a shower room, providing flexible space for a couple, small family or those wanting a guest room or home office. Externally, the property benefits from a lean-to garage with off-road parking to the front, along with a mature rear garden.

Ash Green sits on the northern side of Coventry, within reach of local shops, takeaways and everyday amenities in nearby villages such as Exhall and Keresley, as well as larger facilities in Coventry city centre and Bedworth. There are several primary and secondary schools within driving distance, making the location practical for families.

For commuters, Coventry city centre can be reached by car in around 15-20 minutes, offering rail connections to Birmingham, London Euston and beyond. The area also enjoys convenient access to the A444 and M6, providing routes towards Nuneaton, Birmingham and the wider Midlands motorway network. Local bus services run towards Coventry and neighbouring districts, offering options for those who prefer not to drive.

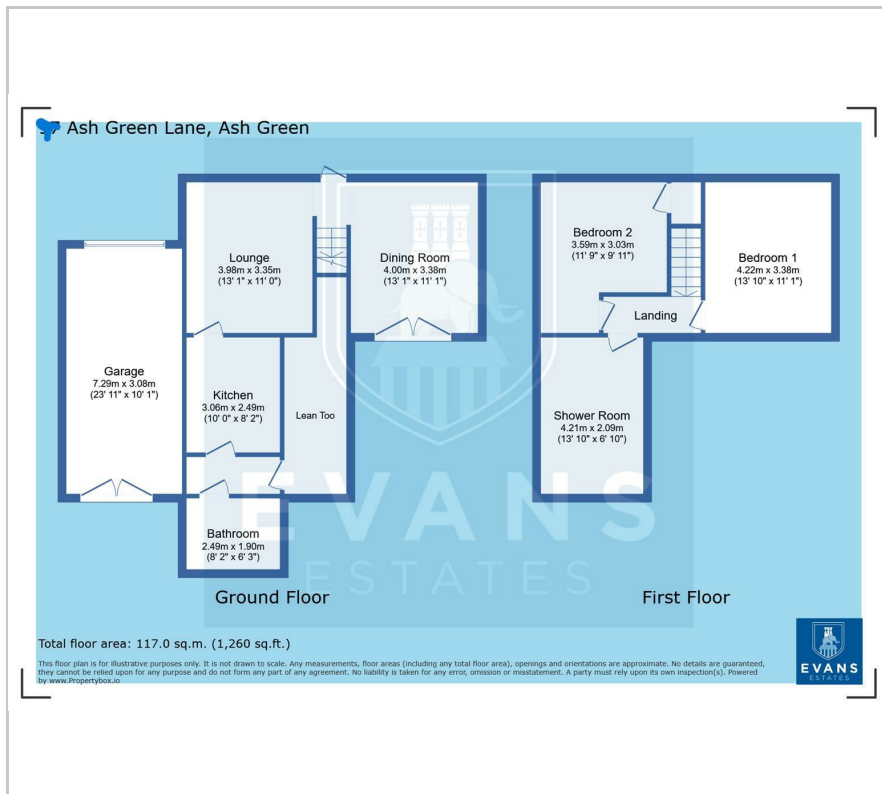
- Detached House
- Unique Property
- Two Reception Rooms
- Two Bathrooms
- Off Road Parking

### Viewing

Please contact our Evans Estates Office on 02476333363 if you wish to arrange a viewing appointment for this property or require further information.



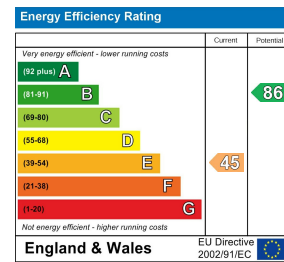
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

47 Headington Avenue, Coventry, West Midlands, CV6 2GX

Tel: 02476333363 Email: [info@evans-estates.co.uk](mailto:info@evans-estates.co.uk) <https://www.evans-estates.co.uk>