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For Sale

Tel: 024 7635 7645

£250,000

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69 Vicarage Lane, Ash Green, Coventry CV7 9AD

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69 Vicarage Lane

Ash Green, Coventry CV7 9AD

£250,000

- ***Beautifully presented and considerably improved traditional family home***
- ***Superb L-shaped lounge/dining room with walk-in bay window***
- ***Conservatory with French doors leading to raised decking***
- ***Spacious four-piece family bathroom with separate shower***
- ***Extensive, fully enclosed and beautifully landscaped rear garden***
- ***Highly regarded and popular Ash Green location***
- ***Well-equipped breakfast kitchen with attractive fitted units and breakfast bar***
- ***Three bedrooms, including two generous doubles with built-in wardrobe***
- ***Driveway providing parking for several vehicles***
- ***Tenure - Freehold. Local Authority - NBBC. Tax band - B. EPC rating - D.***

Key Estate Agents are pleased to offer for sale this beautifully presented traditional family residence.
Having been the subject of considerable improvement and enhancement by the present owners, this immaculately maintained and thoughtfully updated home offers excellent family accommodation throughout. Ideally suited to discerning first-time purchasers, second-time movers and growing families, the property is pleasantly situated along the popular and highly regarded Vicarage Lane in Ash Green.

An internal inspection is essential to fully appreciate the quality, presentation and generous accommodation on offer.

The well-laid-out accommodation briefly comprises a welcoming entrance hallway with stairs off to the first floor. There is a superb L-shaped lounge combined dining room, featuring a walk-in bay window and attractive feature fireplace.

The well-equipped breakfast kitchen is fitted with a comprehensive range of attractive base, drawer and wall units, incorporating a useful breakfast bar and providing excellent workspace and storage. Access leads through to a pleasant conservatory, which in turn has French doors opening onto the raised decking area.

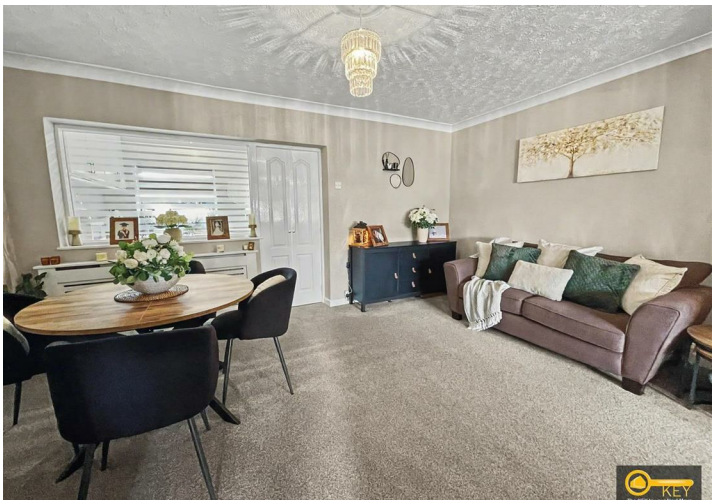
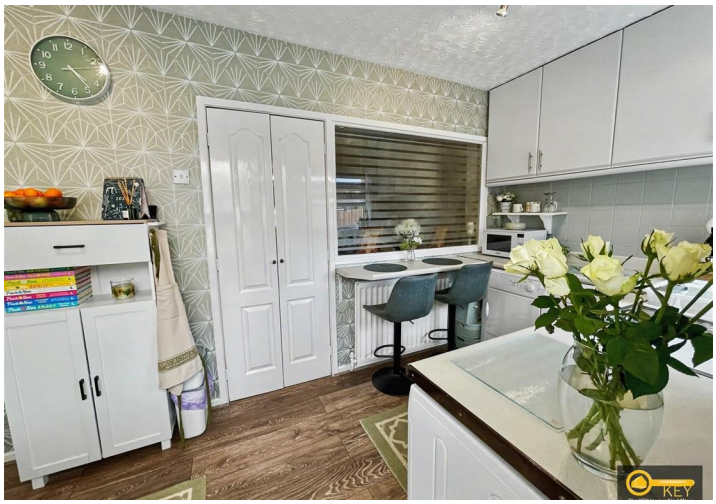
To the first floor, the landing gives access to three bedrooms, comprising two generous double bedrooms, both benefiting from built-in wardrobes, together with a third bedroom. The spacious family bathroom is features a four-piece suite including a separate shower cubicle.

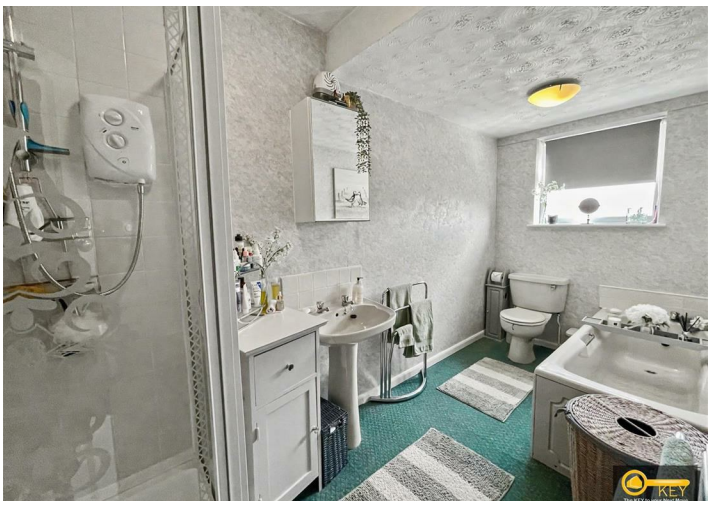
Outside, the property benefits from a driveway providing off-road parking for several vehicles. The extensive rear garden is fully enclosed and has been exceptionally well maintained and landscaped, incorporating a raised decking/patio area providing an excellent space for outdoor entertaining.

Overall, this is a superb family property that has been significantly improved and beautifully maintained by the current owners. Early internal viewing is highly recommended to appreciate everything this excellent home has to offer.

Agents disclaimer

We have not tested any of the electric, gas or sanitary appliances. Buyers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements in these sales details are approximate and are usually stated in respect to the furthest point in the room. Subjective comments in these details are the opinion of KEY Estate Agents at the time these details were prepared. These opinions may vary from your own. These sales details are produced in good faith to offer a guide only and do not constitute any part of a contract or offer. In respect to the tenure of the property, the information stated above is provided to us by the vendor and is taken in good faith, this, as well as other details relating to the title, should be confirmed prior to exchange of contracts by your solicitor. Photos, floorplans and videos used within these details are under copyright to KEY Estate Agent and under no circumstances are to be reproduced by a third party without prior permission.

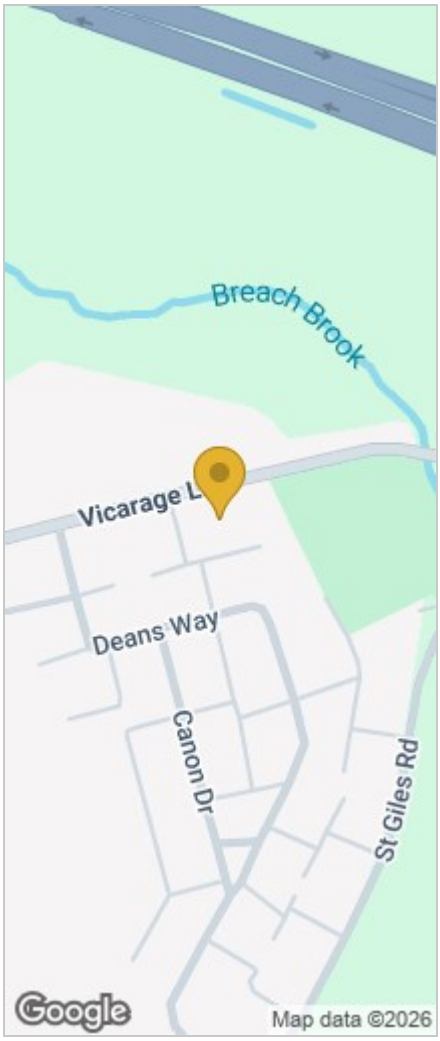





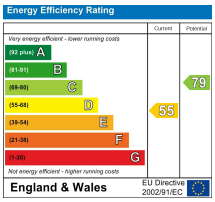
Floor Plan

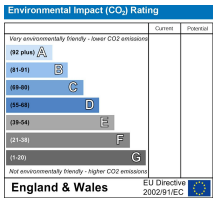
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph





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If you are thinking of selling or letting your home we would be delighted to offer you a *Free Valuation* with *No Obligation* whatsoever.

Please call us today for details on all of our services, along with information about our competitive fee structure.

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The inclusion of any fixtures and fittings are subject to the vendor's confirmation, subject to contract. Internal photographs may well show furnishings, fixtures and fittings which are not included in the sale.