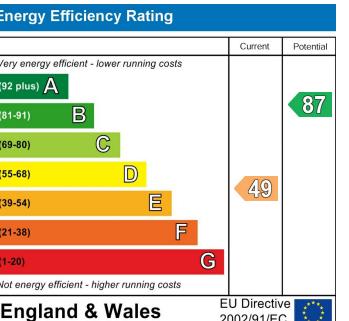


## Floor Plan



DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

## EPC



### 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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visit: [shortland-horne.co.uk](http://shortland-horne.co.uk)

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**Ashington Grove**  
**Whitley CV3 4DD**



# £220,000 Guide price | Bedrooms 3 | Bathrooms 1

Offered for sale with NO UPWARD CHAIN is this deceptively spacious home which benefits from a large lounge/dining room, extended galley kitchen, sun room, three great size bedrooms, bathroom and sun kissed rear garden.

Ashington Grove is a popular residential road in Whitley and is surrounded by a number of fantastic amenities including sought after primary and secondary schools, shops including the Airport retail Park on London Road, multiple bus routes, positioned ideally to Jaguar Land Rover plant and has fantastic road links to get you in and around Coventry (M6, A46).

The ground floor offers an entrance hallway with doors leading off to a living room, an open plan extended kitchen/diner which is well equipped with a range of storage units and space for appliances.

On the first floor you will find two very spacious double bedrooms both with fitted wardrobes and a generous single bedroom. The family bathroom completes the first floor accommodation.

Outside, the home enjoys a private rear garden which has a large lawn area and a large tandem garage. The front garden is mainly laid to lawn and offers potential to great off road parking.

## GROUND FLOOR

Entrance Hall

Lounge 17'10 x 11'5

Dining Room 18 x 9'4

Kitchen 21'2 x 7'5

## FIRST FLOOR

Landing

Bedroom One

14'3 x 10'8

Bedroom Two

10'1 x 10'8

Bedroom Three

8'1 x 6

Family Bathroom

5'11 x 5'8

## OUTSIDE

Front Garden

Rear Garden

Tandem Garage

5'11 x 5'8