



 **3**
Bedrooms

 **1**
Bathroom



An extended three-bedroom end-of-terrace family home for sale, located in the popular area of Whitley, Coventry. The area benefits from being within walking distance of Jaguar Land Rover, Whitley Abbey primary school, and Asda supermarket. Easy access to Coventry City Centre/University/Airport, A45, A46, A444, and the M6.

Briefly comprising of entrance hallway with under stairs storage (consumer unit location), through lounge with bay window and gas fireplace, and extended 'L' Shape kitchen/diner with patio doors leading onto the rear garden. To the first floor are three bedrooms (two doubles and a single), and a fully tiled bathroom with an electric shower over the bath. Outside is a driveway to the front with a dropped kerb and to the rear is a south west facing garden mainly laid to lawn with a patio area and a wooden shed at the bottom of the garden (Rear access is possible). Other features include a new flat roof done over the kitchen extension completed in 2021 (with a 10 year guarantee), a modern Combi boiler, gas central heating, and double glazing throughout.

See our virtual 360 viewing prior to booking a viewing.

Good to know:

Boiler (Vaillant) located in rear back bedroom - approx 8 yrs old, serviced each year, last serviced November 2022.

EPC Rating - D

Council Tax Band - B - £1615pa.

Vendors have found a new build property ready end of April 2023

Rear garden - south west facing.

Vendors will leave the fridge/freezer, washing machine, cooker, and dishwasher within the property.

Measurements in foot:

Through lounge - 25.26ft (max from bay) X 12.21ft

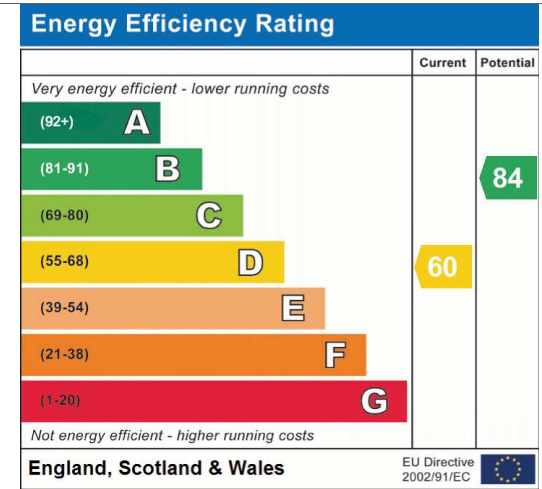
L Shape Kitchen - 18.39ft (max) X 16.75 ft (max) - Water meter location.

Landing - loft hatch location

Bedroom 1 (front double) - 14.56ft (max) X 10.57ft

Bedroom 2 (rear double) 9.53ft X 10.61ft

Bedroom 3 (front single) 7.03ft X 5.69ft



Address: 158 Ashington Grove, Whitley, Coventry, West Midlands,

