



- ♥ BUILT IN 2022
- ♥ FREEHOLD
- ♥ THREE BEDROOMS
- ♥ TWO BATHROOMS

Offers In Excess Of £230,000

30 Ashorne Close, Spirit Quarters, Coventry, CV2 1GH

**\*\* SEMI DETACHED\*\*DRIVEWAY\*\*TWO BATHROOMS\*\*THREE BEDROOMS\*\*FREEHOLD\*\*.**

Benburys are pleased to present this 3-Bedroom family home in Spirit Quarters, Coventry. Built in 2022 and benefits from 8 years remaining NHBC Warranty.



## Property Description

**PROPERTY FEATURES** Welcoming entrance with stairs to the first floor and door leading into the kitchen/dining room.

**Kitchen/Dining Room:** Located at the front of the property, featuring a modern kitchen with a gas oven and hob.

**Lounge:** Spacious and bright lounge at the rear, with French doors opening onto the low-maintenance rear garden.

**Downstairs WC:** Conveniently situated on the ground floor

**Storage Cupboard:** Ample storage space for your essentials.

**Bedrooms:** Two large double bedrooms and one single bedroom on the first floor.

**Bathroom:** Modern family bathroom with combination shower over the bath

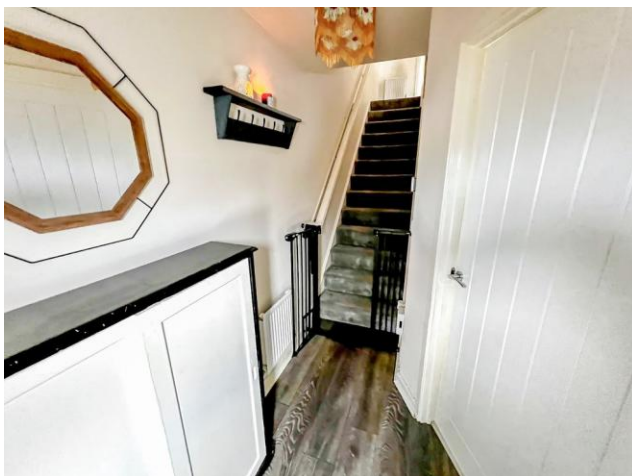
**ADDITIONAL AMENITIES** Gas central heating and double glazing throughout the property ensure comfort and energy efficiency.

Newly installed flooring throughout the house adds to the modern feel.

**Security:** The property is fully alarmed for peace of mind.

Driveway parking space for two vehicle

Side access to a rear garden with astro turf, designed for low maintenance.





LOCATION BENEFITS Close proximity to Coventry University Hospital, local shops, and schools.

Easy access to the M6 and major motorway networks.

Well-connected with main bus routes to Coventry City Centre.

Convenient location, making it an excellent choice for comfortable family living or an investment opportunity.

AGENTS NOTES 1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale. Anti money laundering checks now have to be completed on both the buyer and the vendor.

2: These particulars do not constitute part or all of an offer or contract.

3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

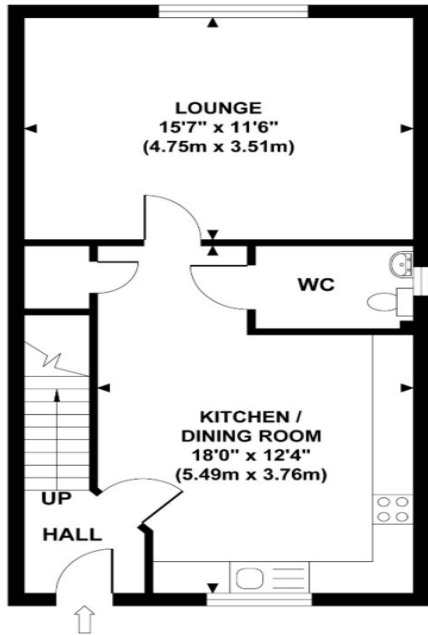
4: Potential buyers are advised to recheck the measurements before committing to any expense.

5: Benburys has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

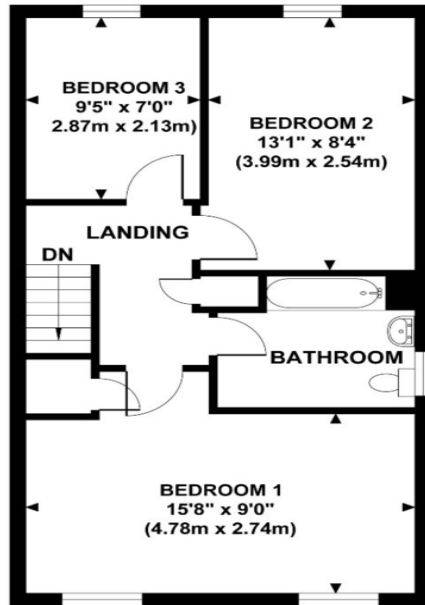
6: Benburys has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

# ASHORNE CLOSE, COVENTRY, CV2 1GH

Approximate Gross Internal Area  
936 sq ft / 87.0 sq m



**GROUND FLOOR**  
GROSS INTERNAL  
FLOOR AREA 468 SQ FT



**FIRST FLOOR**  
GROSS INTERNAL  
FLOOR AREA 468 SQ FT

Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

VIEWINGS We would be delighted to show you around this property.

If you would like more information or to arrange a viewing please contact our friendly and helpful team on 02476 661553

[www.benburys.co.uk](http://www.benburys.co.uk)

<https://www.facebook.com/CoventryLettings/>

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements