




SHORTLAND
HORNE

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Property Experts

Asthill Grove
Styvechale CV3 6HN

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ZERO DEPOSIT SERVICE OFFERED *AVAILABLE NOW* *MUST SEE* A beautiful six bedroom detached house situated in the desirable and exclusive location of Styvechale. Ideally placed within walking distance to Coventry train station and is close to the city centre. This house has been extended and modernised. The accommodation briefly comprises of a lounge, modern fitted feature island kitchen, downstairs annex bedroom with shower room, family room, study/office, conservatory and downstairs cloakroom. Upstairs there are four generously sized bedrooms, a modern family wet room and the master bedroom features a walk-in wardrobe and ensuite facilities. Outside there is a wonderful rear garden with a patio area and summerhouse. To the front there is a driveway and a garage. Families yes. Professional sharers yes. Students no. Pets no. PART-FURNISHED. Energy rating C.

Please note the initial contract is for twelve months

VIEWING THIS PROPERTY

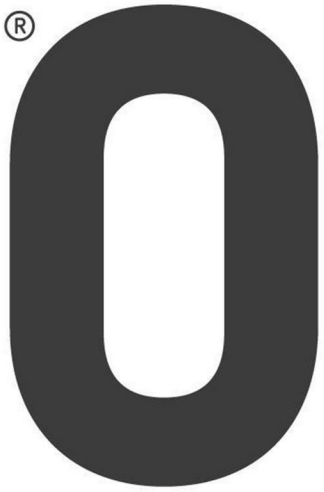
For the safety of our staff we are only conducting limited viewings where there is a high probability that the prospective tenant will take the property. We are following guidelines by the government and ARLA Propertymark to ensure compliance is adhered to regarding the current pandemic.

After viewing the property details / photo's online and viewing a video tour where

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DEPOSIT.
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Dimensions

Entrance hallway

Lounge

3.96m x 7.92m

Conservatory

3.66m x 3.35m

Kitchen

4.57m x 3.96m

Annexe bedroom

4.27m x 2.84m

Shower room

1.52m x 2.44m

Cloakroom

2.13m x 1.83m

Second lounge

2.74m x 7.01m

Bedroom/Study

3.35m x 2.44m

FIRST FLOOR

Office

Master bedroom

3.66m x 4.98m

Walk in wardrobe

1.52m x 2.13m

En-suite

1.52m x 2.13m

Family wet room

1.52m x 3.35m

Bedroom two

3.66m x 3.96m

Bedroom three

3.35m x 3.05m

Bedroom four

3.05m x 3.05m

Tandem garage

2.74m x 12.50m

Floor Plan



Location Map



Total area: 3186.70 sq ft

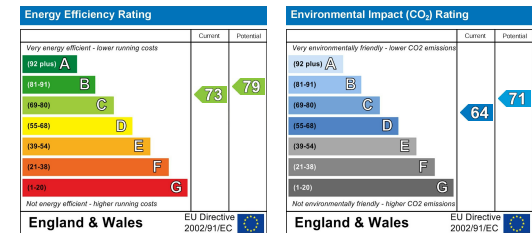
Disclaimer

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 Home.
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 Home 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 Home 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 Home'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 Home 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.

EPC



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