



3 Bedroom House - Terraced
located on Ashington Grove,
Coventry
£250,000

UP Estates



****NO FORWARD CHAIN - GARDEN ROOM/OFFICE & STORE - EXTENDED TO THE REAR - ALLOTMENT VIEWS - SHOWER ROOM WC & FAMILY BATHROOM - FANTASTIC LOCATION NEAR JLR & AMENITIES**** This is a fantastic opportunity to purchase a deceptively spacious three bedroom double bay fronted family home on Ashington Grove. Viewing is essential to appreciate this property this very briefly comprises; entrance hall, WC shower room, lounge diner flowing through to playroom and kitchen including integrated hob, extractor, oven, sink and dishwasher. Externally is the private south east facing rear garden with converted garage. The converted garage is a great addition to this property, currently utilised as a further bedroom, being insulated and having power, light, electric heating, hard wired Wi-Fi and double glazed windows. There is also a secure store to the rear with electric roller shutter door. On the first floor off of the landing are three bedrooms and the family bathroom. The loft is boarded with light and ladder.

LOCATION

This home is situated on Ashington Grove, a desirable residential location boasting exceptional amenities; access to CITY CENTRE, local shops, retail parks, sports and leisure facilities with nearby parks, fitness and leisure centres and COPSEWOOD GRANGE golf course, plethora of local schools (Whitley Abbey Primary, Blue Coat Church of England, Ernesford Grange Community Academy, Gosford Park Primary etc.), road and transport links.

It is also within close proximity of JLR (Whitley), PSA Peugeot Citroen (Stoke), state-of-the-art Coventry University Hospital, Severn Stars, Binley and Pilot Business Parks.

IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

£250,000

- NO FORWARD CHAIN
- CONVERTED GARDEN ROOM/OFFICE PLUS STORE
- SHOWER ROOM & FAMILY BATHROOM
- ALLOTMENT VIEWS
- POPULAR LOCATION SURROUNDED BY AMENITIES
- EXTENDED TO THE REAR





All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.



Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Ashington Grove, Coventry





Total Area: 82.4 m² ... 887 ft² (excluding garden room / office with power & heating, store with electric shutter)

All measurements are approximate and for display purposes only

CONTACT

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