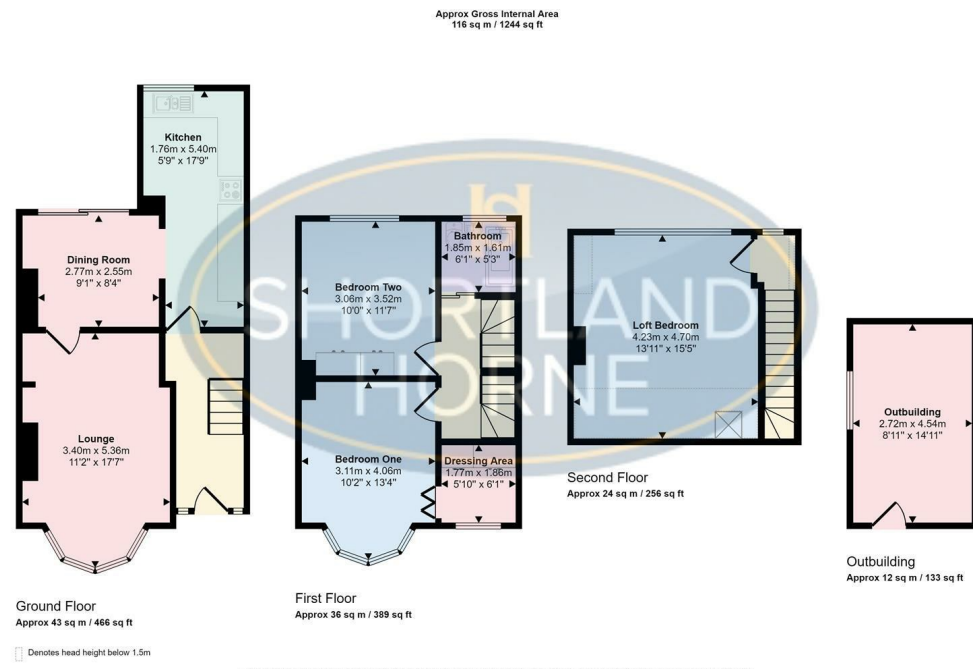


Floor Plan



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



Shortland Horne Walsgrave Branch
306 Walsgrave Road, Walsgrave, Coventry CV2 4BL

Other branches:
Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET
10 Euston Place, Leamington Spa CV32 4LJ

call: 02476 442 288
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

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Ashington Grove
Whitley CV3 4DE

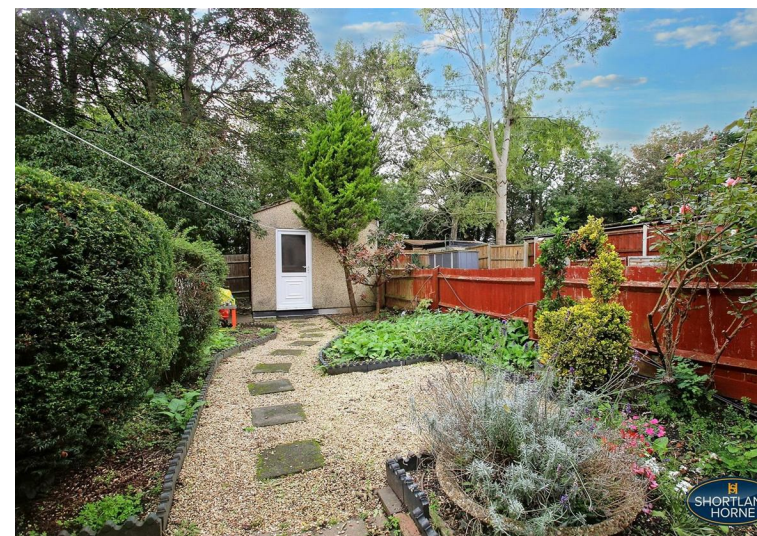


£250,000 | Bedrooms 3 Bathrooms 1

Upon entering, a warm and inviting ambiance welcomes you through a hallway adorned with wooden flooring and neutral tones. The extended galley kitchen boasts a tiled floor, an abundance of white cabinets, a generous worktop area, and ample space for your appliances. The strategically positioned sink beneath the window allows you to keep an eye on the children playing while attending to kitchen duties. The connecting dining area provides a perfect setting for enjoying culinary delights, with a large sliding patio door flooding the space with natural light, creating an indoor-outdoor feel. The tastefully decorated lounge features a lovely fireplace that adds a touch of cosiness to the space. Sunlight streams through the bay window, bathing the room in natural light.

Heading back to the hallway and ascending the engineered wood-floored stairs to the first floor, the warm and serene ambiance seamlessly continues. Here, you'll find two spacious double bedrooms, adorned in crisp white tones and featuring the same engineered wood flooring. The original third bedroom has been transformed into a dressing area from the main bedroom but can easily be converted back into a third bedroom. The re-fitted bathroom exudes a modern feel, with marble-effect tiles on the walls, a heated towel rail, and a vanity unit beneath the sink. A shower over the bath

Shortland Horne is thrilled to introduce this exceptional 3/4 bedroom double-bayed family home, thoughtfully extended and situated on a serene road in Whitley. Upon arrival, you'll appreciate the convenience of parking right in front of this beautiful property. With a remarkable loft conversion, a minimalist interior adorned with high-quality materials, and a rear garden offering unobstructed views of trees, this residence exudes a tranquil atmosphere—perfect for family living.



GROUND FLOOR

Entrance Hallway	
Lounge	11'7 x 11'2
Dining Area	9'1 x 8'4
Kitchen	17'9 x 5'9 (minimum)

FIRST FLOOR

Landing	
Bedroom One	13'4 x 10'2

Dressing Area

Bedroom Two	11'7 x 10'
Bathroom	6'1 x 5'3

SECOND FLOOR

Loft Room	15'5 x 13'11
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OUTSIDE

Rear Garden	
Outbuilding	14'11 x 8'10
Front Garden	