



180 Ashington Grove, Whitley, Coventry, CV3 4DB

Asking Price £250,000



Three Bedroom Mid Terrace Property
Lounge

Refitted Kitchen with Dining Area

UPVC Double Glazed & Gas Centrally Heated

Refitted first floor bathroom

Landscaped rear garden

Direct access drive

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Accommodation Comprising;

Hall

With stairs off to the first-floor understairs cupboard and shelving. Central heating radiator.

Lounge

3.22m (10' 7") x 3.87m (12' 8")

UPVC Double glazed bay window to the front. Central Heating radiator.

Kitchen/Dining Room

6.17m (20' 3") x 4.13m (13' 7")

Refitted Kitchen with ample wall and base units with granite worktop over. Built-in Electric hob with extractor over. Built-in Electric oven and microwave. Belfast style sink with mixer tap. wall mounted boiler. Cupboard housing space for fridge freezer. integrated dishwasher. Slate tile floor, Central Island with granite worktop and storage beneath. Open fireplace with wood burner. UPVC Double glazed window to rear. UPVC double glazed French doors to rear garden.

Landing

All rooms off

Bedroom 1

2.98m (9' 9") x 4.28m (14' 1")

UPVC Double glazed bay window to the front. Central Heating radiator.

Bedroom 2

2.99m (9' 10") x 2.92m (9' 7")

2 double wardrobes. UPVC Double glazed window to rear. Central Heating radiator.

Bedroom 3

2.38m (7' 10") x 1.7m (5' 7")

UPVC Double glazed bay window to the front. Central Heating radiator.

Exterior

Front Garden

Direct Access Drive

Rear Garden

Landscaped rear garden with slate patio with steps down to grass area with splash back, then further slate patio area. Shed. fenced to sides and rear.

TENURE - FREEHOLD

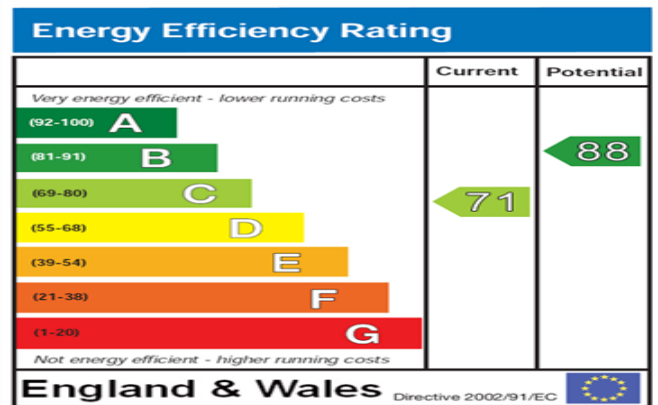


TENURE - We understand from the vendor that the property is Freehold. Alternative Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

AGENTS NOTES

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. (1) **MONEY LAUNDERING REGULATIONS** 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. (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) Alternative Estates have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. (6) Alternative Estates have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

IMPORTANT NOTICE

For the sake of clarification we wish to inform prospective purchasers that these particulars are prepared as a general guide. All measurements are intended only as a general indication of size. Purchasers should be aware that in some properties, sloping ceilings may reduce available space and room plans may vary. Room sizes should NOT be relied on for carpet sizes, fitted furniture, etc. These particulars do not constitute or form part of any contract.

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Please note that we have not carried out any test on any service or installation or fixed appliances. Purchasers are always advised to have their own survey.