

Road Map



Hybrid Map

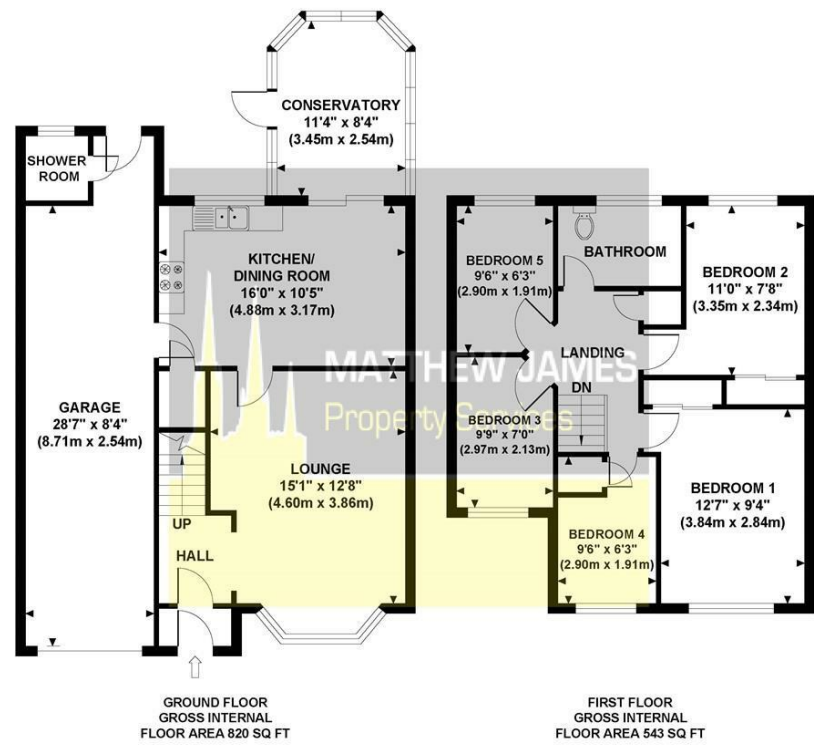


Terrain Map



Floor Plan

**34 ASHDOWN CLOSE**  
Approximate Gross Internal Area 1363 sq ft / 126.62 sq m



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.



**34 Ashdown Close**

Binley, Coventry CV3 2PT

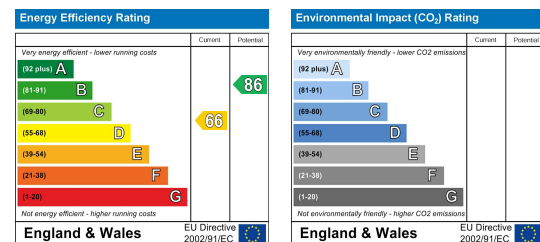
Offers Over £300,000



Viewing

Please contact us on 02477 170170 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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# 34 Ashdown Close

Binley, Coventry CV3 2PT

## Offers Over £300,000



### Family Bathroom

8'8 x 5'6

Having a PVCu double obscure glazed window to the rear elevation, p-bath with shower over, low level flush WC, pedestal wash hand basin, heated ladder style towel rail and tiling to all four walls.

### Rear Garden

### Front Garden

Being mainly laid to lawn with planted hedge perimeter with lawn to the side. There is also a block paved driveway providing off road parking.

### Entrance Hallway

Being open plan and having stairs off to the first floor and archway that leads to the:

### Living Room

15'1 x 12'8

Having a PVCu double glazed window to the front elevation, wall mounted feature gas fire and door leading off to:

### Kitchen Dining Room

16' x 10'5

Having a PVCu double glazed window to the rear elevation, a range of wall, base and drawer units with roll top work surface over, space and plumbing for a dish washer, space for a cooker with built-in extractor, area for seating, an under stairs storage cupboard and sliding patio doors that lead to the :

### Conservatory

11'4 x 8'4

Being of PVCu double glazed design with opening French doors that lead to the rear garden area,

### Garage

28'7 x 8'4

Having a newly installed electric and remote roller door to the front elevation, power & Lighting, utility area providing an area for a washing machine and tumble dryer with work surface over, PVCu double obscure

glazed door to the rear elevation and door that leads to the:

### Ground Floor Shower Room

4'6 x 4'3

### First Floor Landing

Having access to the loft area (the loft area has a drop down ladder and lighting), and doors leading off to:

### Master Bedroom

12'7 x 9'4

Having a PVCu double glazed window to the front elevation and built-in mirrored wardrobes to the one wall.

### Bedroom Two

11' x 7'8

Having a PVCu double glazed window to the rear elevation and built-in mirrored wardrobes to the one wall.

### Bedroom Three

9'9 x 7'0

Having a PVCu double glazed window to the front elevation.

### Bedroom Four

9'6 x 6'3

Having a PVCu double glazed window to the front elevation and over stairs storage cupboard.

### Bedroom Five

9'6 x 6'3

Having a PVCu double glazed window to the rear elevation.

