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Asthill Croft
CV3 6HL

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Occupying a fantastic plot within the highly regarded Asthill Croft, this impressive four-bedroom detached residence offers an abundance of space, character and versatility, creating a superb family home in one of Coventry's most desirable residential settings. Asthill Croft itself is an established cul-de-sac characterised by substantial detached homes and is particularly well positioned for the railway station, War Memorial Park and the city centre.

From the moment you enter, there is a real sense of space. A welcoming entrance and generous hallway provide access to the principal ground-floor accommodation, with the distinctive curved architecture and bay windows adding plenty of individual character to the property.

There are two excellent reception rooms, giving a family considerable flexibility in how the house is used. The main lounge is a particularly generous space with an attractive bay window, while the second living room provides another superb reception area with doors opening towards the garden. Whether used as a formal sitting room, family room or dining space, having two substantial reception rooms makes this an exceptionally practical home for both everyday family life and entertaining.

Upstairs, the spacious landing leads to four well-proportioned bedrooms, with the principal bedroom being particularly impressive. Its generous proportions and beautiful curved bay create a fantastic main bedroom with plenty of natural light. Three further bedrooms provide excellent family accommodation and are served by the first-floor family bathroom.

One of the home's biggest attractions is undoubtedly its fantastic plot. The generous outside space complements the scale of the house perfectly and gives the property the feeling of space and separation that buyers searching for a substantial detached family home often struggle to find. Combined with the large garage and impressive internal footprint, the plot may also offer exciting possibilities for a purchaser wishing to further enhance the property in the future, subject of course to the necessary planning permissions and consents.

With approximately 2,013 sq ft of accommodation shown on the floorplan, four bedrooms, two reception rooms, a large garage and a superb plot, this is a substantial and individual family residence in a location where detached homes are particularly sought after. Properties on Asthill Croft rarely change hands, adding further appeal to what is already an excellent opportunity.

Viewing is highly recommended to fully appreciate not only the size of the accommodation, but the quality of the setting and the sheer potential this wonderful detached home has to offer.

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Dimensions

GROUND FLOOR

Entrance Hallway
2.79m x 2.31m

Living Room
5.13m x 4.39m

Kitchen
4.22m x 3.61m

WC
1.14m x 1.68m

Utility Room
1.32m x 1.57m

Living Room
4.39m x 4.06m

Garage
6.17m x 4.34m

FIRST FLOOR

Bedroom One
4.42m x 4.11m

Bedroom Two
4.24m x 2.59m

Bedroom Three
3.05m x 4.42m

Bedroom Four
1.98m x 4.39m

Bathroom
3.02m x 2.13m

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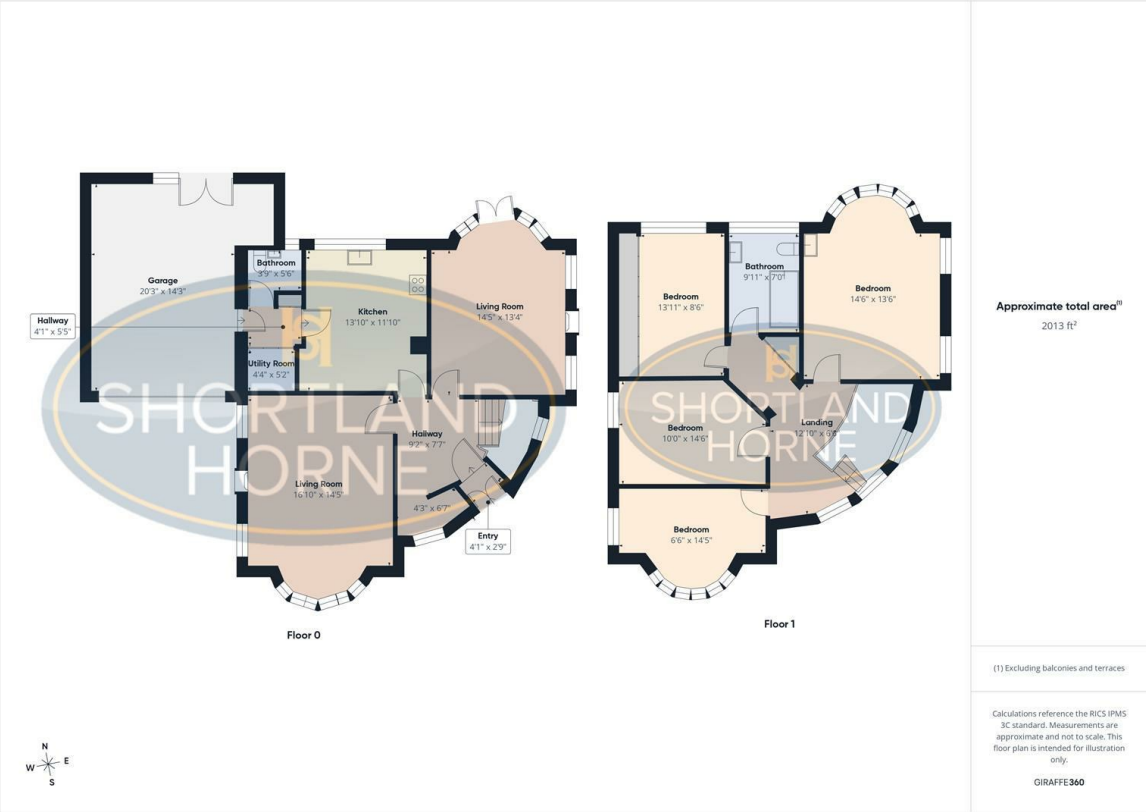
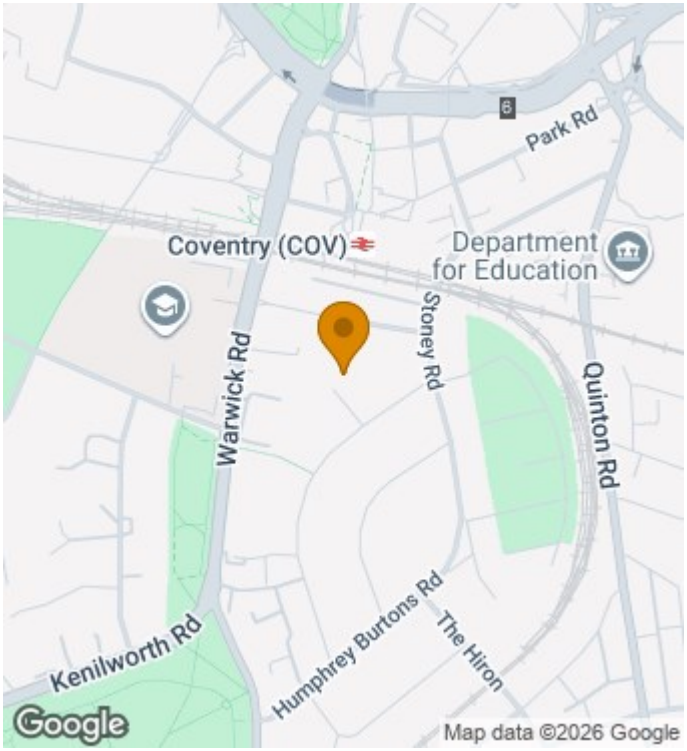
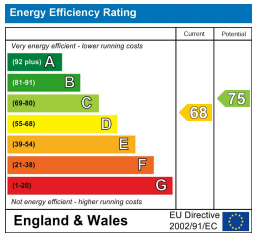
Floor Plan

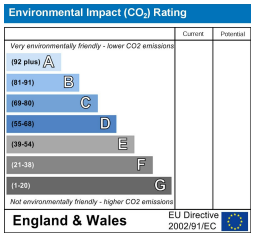


Location Map



EPC





Total area: 2013.00 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 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 ccordance 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.

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02476 222 123
lettings@shortland-horne.co.uk
@ShortlandHorne
shortland-horne.co.uk
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