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New Road
Ash Green CV7 9AS

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Shortland Horne are very proud to bring to the market this stunning three year old, four bedroom detached family home that has been built by O'Flanagan homes. Situated in the sought after location of Ash Green, which is perfectly positioned with great links to Coventry, Bedworth, Birmingham, Birmingham Airport plus local shops and amenities. The beautiful property has been finished with an outstanding specification, Shortland Horne strongly suggest an internal viewing to appreciate what this wonderful homes has to offer.

This lovely home comprises; on the ground floor an entrance hallway, a 15ft lounge with a bay window overlooking the front driveway, a W/C and an impressive open plan room kitchen/diner which is the real heart of the home; being over 8 metres across the rear of the property with French doors effortlessly open out to the rear garden. The Kitchen is equipped with Quartz work surfaces, high quality integrated appliances to include, a wine cooler, a dishwasher, double ovens, a 5 ring gas hob and space for a washing machine.

On the first floor you will find a luxury family bathroom and four double bedrooms with two of the bedrooms benefitting from built in wardrobes and the main bedroom having an ensuite shower room.

Outside there is a block paved driveway with access to a garage and to the rear the garden is south facing, fully enclosed with a lawn and a good size patio.

****PLEASE NOTE THE PROPERTY STILL HAS 7 YEARS LEFT ON ITS NHBC GUARANTEE****



selling quality
property since 1995





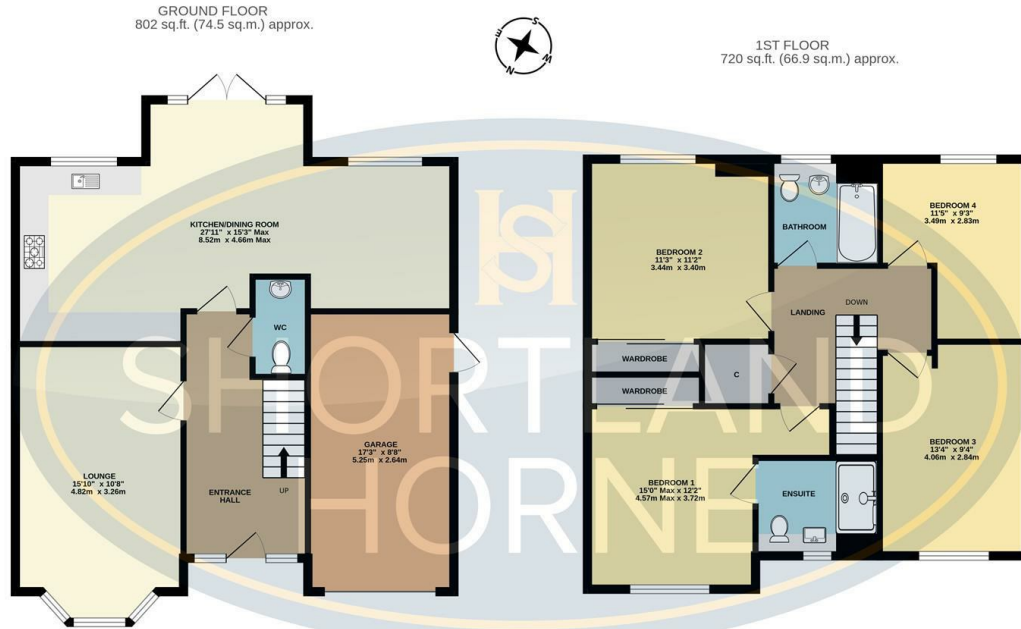




Dimensions

GROUND FLOOR	OUTSIDE
Entrance Hallway	Garage
Lounge	5.26m x 2.64m
4.83m x 3.25m	
Kitchen/Dining Room	
8.51m x 4.65m	
W/C	
FIRST FLOOR	
Bedroom One	
4.57m x 3.71m	
En-Suite	
Bedroom Two	
3.40m x 3.43m	
Bedroom Three	
4.06m x 2.84m	
Bedroom Four	
3.48m x 2.82m	
Bathroom	

Floor Plan



TOTAL FLOOR AREA: 1522 sq.ft. (141.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Total area: 1522.00 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

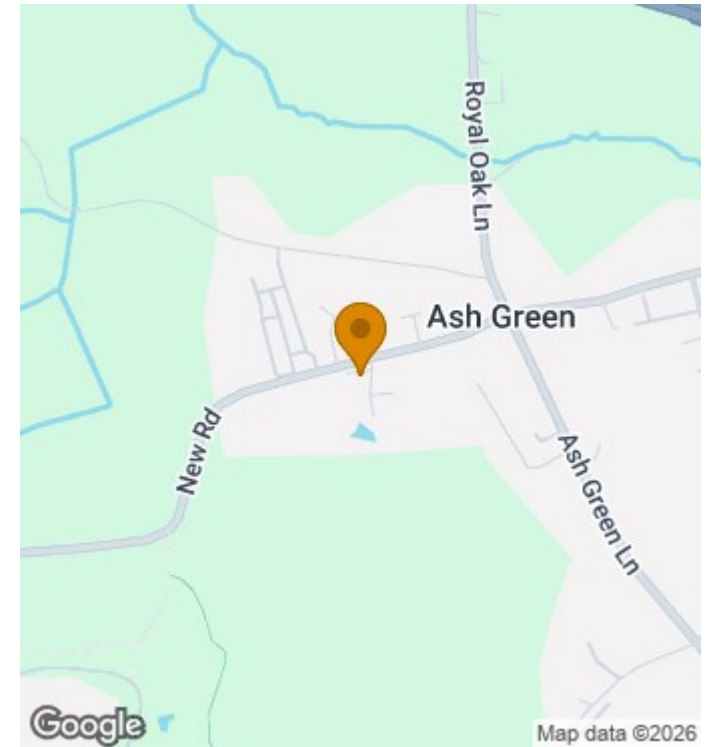
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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.

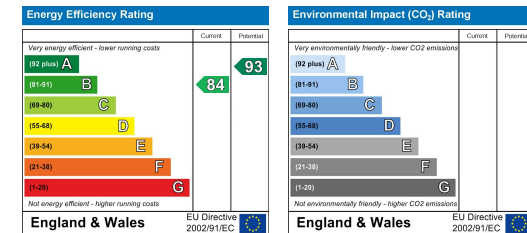
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending 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.

Location Map



EPC



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