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Ash Green Lane  
CV7 9AP



# Ash Green Lane

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Nestled in the sought-after area of Ash Green Lane, Coventry, this charming three-bedroom semi-detached family home is a true gem. With no onward chain, it presents an excellent opportunity for those looking to settle in a vibrant community close to local schools, shops, and convenient motorway access.

Upon entering, you are greeted by a welcoming hallway that leads to a spacious lounge, featuring a lovely bay window that bathes the room in natural light while offering views of the front garden. The dining room flows seamlessly into a delightful conservatory, providing a perfect space to relax and enjoy the picturesque views of the expansive rear garden. The fully fitted kitchen is well-equipped, making it ideal for family meals and entertaining.

The first floor comprises a family bathroom, two generously sized double bedrooms, and a single bedroom, ensuring ample space for family living. The property is equipped with a gas central heating system and double-glazed windows, ensuring comfort throughout the seasons.

Externally, the front of the property boasts block paving that allows for parking of

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selling quality  
property since 1995









Custom text box







## Dimensions

### GROUND FLOOR

W/C

Porch

Entrance Hallway

Lounge

3.63m x 3.63m

Dining Room

3.30m x 3.02m

Kitchen

3.30m x 2.57m

Conservatory

4.29m x 2.21m

### FIRST FLOOR

Bedroom One

3.63m x 3.61m

Bedroom Two

3.71m x 3.33m

Bedroom Three

2.13m x 2.06m

Bathroom

### OUTSIDE

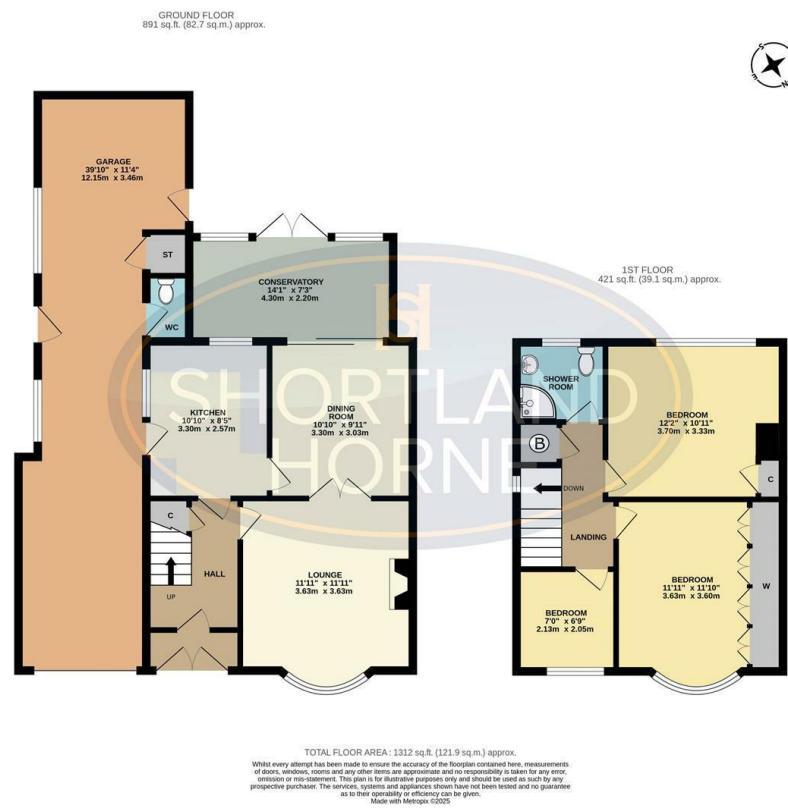
Garage

12.14m x 3.45m

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# Floor Plan



Total area: 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.

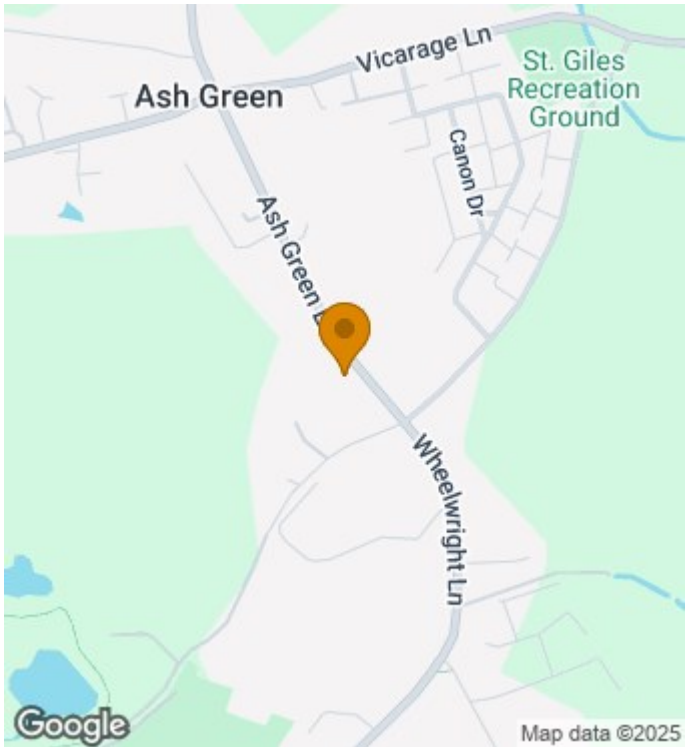
**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our 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.

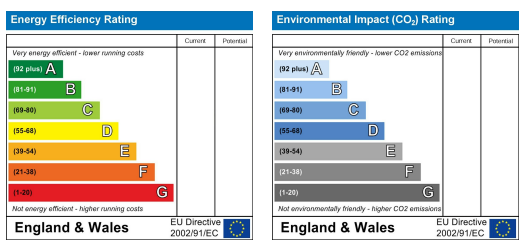
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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