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Asthill Croft
CV3 6HL

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Nestled in the highly desirable Asthill Croft area of Coventry, this stunning four-bedroom detached family home has been refurbished to an exceptional standard. Its prime location offers convenient access to Coventry city centre, the train station, the picturesque Memorial Park, and the esteemed King Henry VIII school, making it an ideal choice for families.

Upon entering, you are greeted by a welcoming hallway that leads to a spacious lounge, featuring an electric fire place and a bay window that fills the room with natural light. The heart of the home is undoubtedly the magnificent open-plan kitchen and dining area, perfect for entertaining. This space boasts a superb kitchen island, a range of modern wall and base units complimented with granite worktops, integrated appliances, and French doors that seamlessly connect the indoors to the beautifully landscaped rear garden. The conservatory is a delight which provides excellent views over the garden.

Additionally, the ground floor includes a versatile snug or second living room, a generous utility room equipped with space for appliances, and a convenient shower room and a garage.

As you ascend to the first floor, you will find four well-proportioned bedrooms, complemented by a stylish family bathroom featuring both a separate bath and shower, catering to all your family's needs. There is also a useful W/C.

The outdoor space is equally impressive, with a fully landscaped garden designed with care and attention. The patio area is perfect for summer gatherings and alfresco dining, providing a delightful setting for relaxation and entertainment.

Shortland Horne highly recommends a viewing to truly appreciate the quality of finish, size, and space this remarkable property has to offer. This home is not just a place to live; it is a sanctuary for family life.







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Dimensions

GROUND FLOOR

Entrance Hallway

Lounge

3.91m x 3.71m

Kitchen/Diner

8.71m x 4.57m

Conservatory

4.01m x 2.57m

Family Room/Office

4.57m x 3.10m

Utility Room

3.91m x 2.41m

Shower Room

Garage

4.39m x 2.44m

FIRST FLOOR

Bedroom One

En-Suite

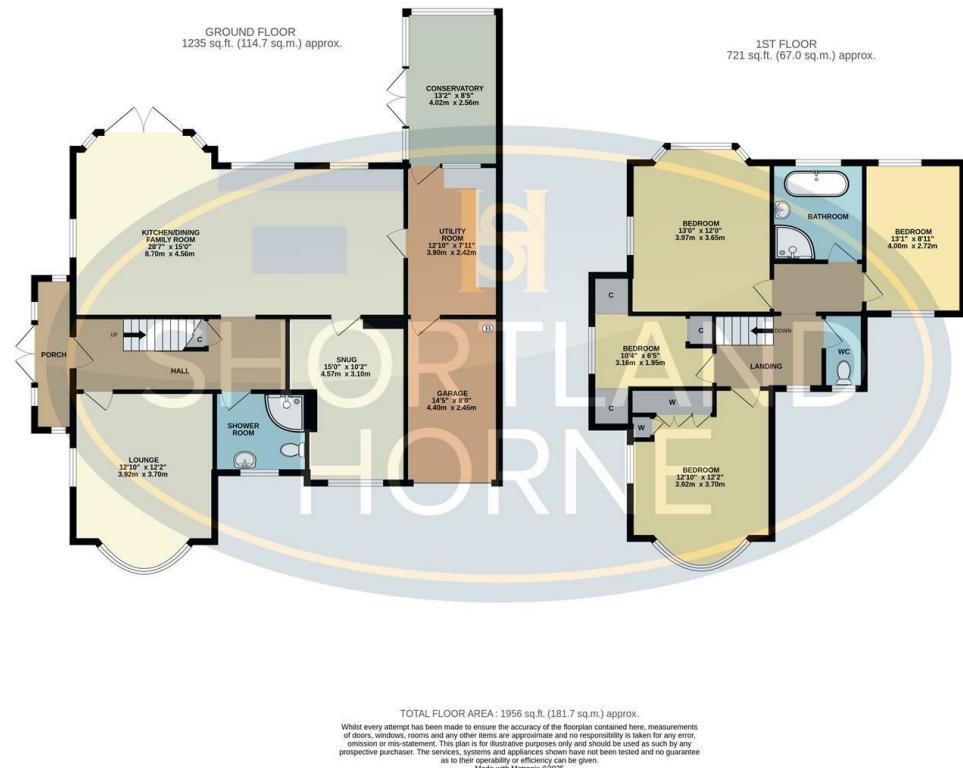
Bedroom Two

Bedroom Three

Bedroom Four

Family Bathroom

Floor Plan



Total area: 1956.00 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

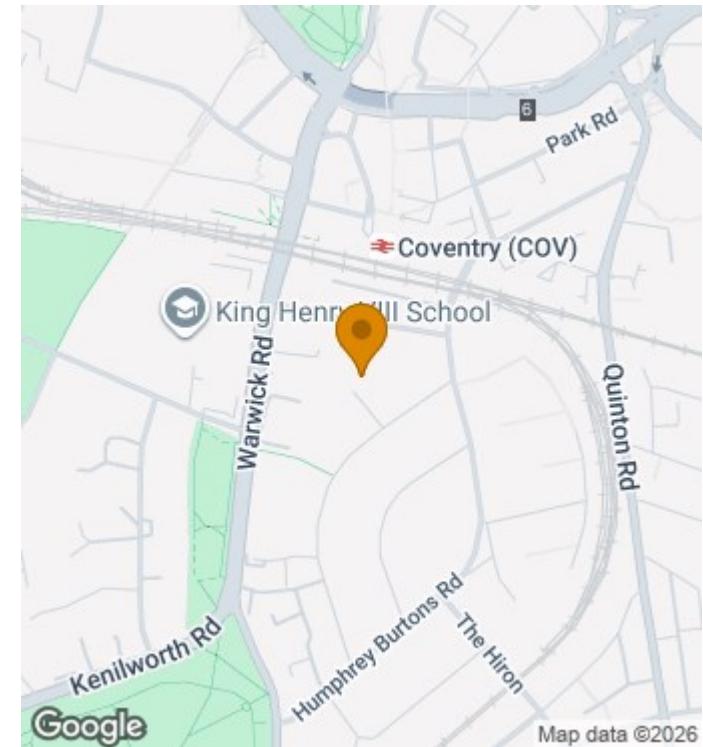
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
71	65		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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