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Stonebury Avenue
Eastern Green CV5 7FW

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A SPACIOUS FAMILY HOME POSITIONED ON A VERY GENEROUS PLOT WITHIN EASY ACCESS TO LOCAL SCHOOLS, BIRMINGHAM AIRPORT AND THE A45.

This lovely well appointed four bedroom end of terrace detached property with a unique split level design is conveniently positioned to all local amenities including Jaguar Landrover and Warwick University and has been renovated and much improved by the current owners.

The property benefits from double glazing and gas central heating with the ground floor offering a storm porch, an entrance hallway with doors leading off to a lounge with a bay window overlooking the front drive. The kitchen/diner is a lovely size with a breakfast bar, integrated appliances, including a dishwasher, double ovens, a microwave and a induction hob with extractor hood over.

On the first floor you will find a family bathroom and three bedrooms, two in which are doubles both benefitting from built in wardrobes and a generously sized single bedroom completes the first floor. The second floor boasts a further double bedroom.

Outside to the front of the property there is a tarmacadam driveway providing parking for up to several vehicles. The rear garden is fantastic size with a patio area, an artificial lawn, a decked seating area that enjoys the late sunshine and access to a very useful garage.

This property must be viewed internally to fully appreciate.

GOOD TO KNOW:

Tenure: Freehold

Vendors Position: Found a new build so no upward chain.

Parking Arrangements: Driveway & Garage

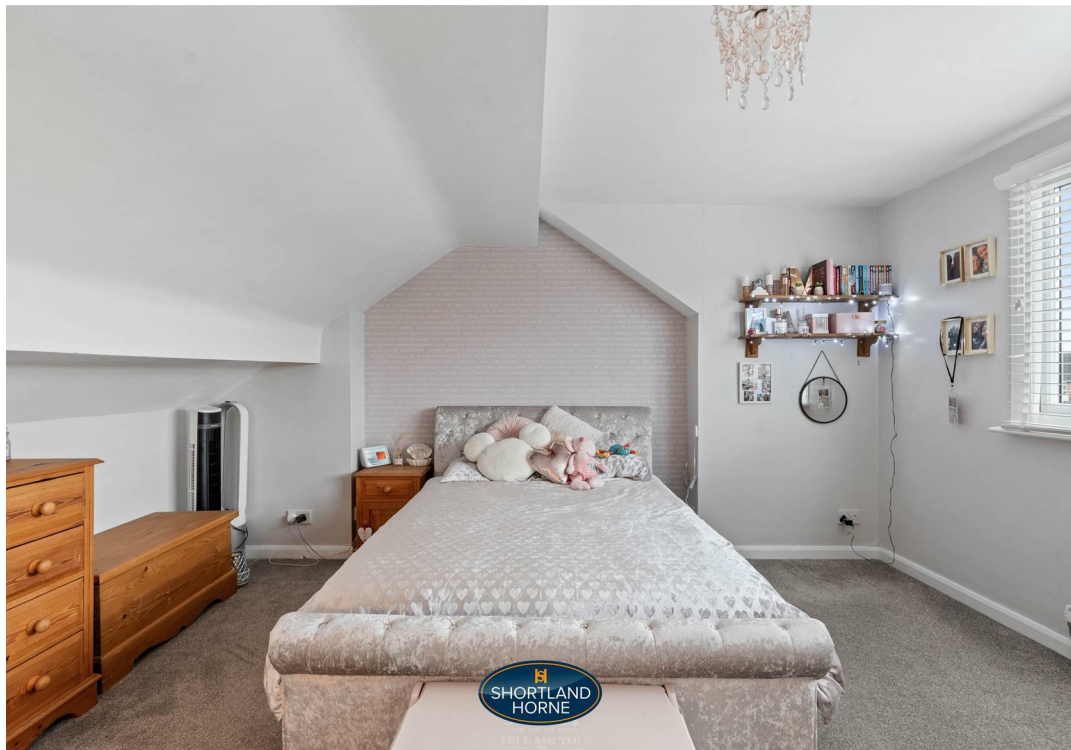
EPC Rating: TBC

Council Tax Band: E

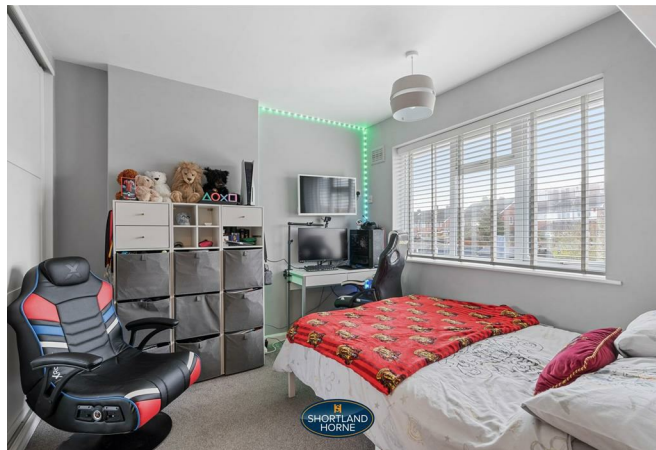
Total Area: Approx. 1416.0 Sq. Ft

selling quality
property since 1995









Dimensions

GROUND FLOOR

Storm Porch

Entrance Hallway

Lounge

4.60m x 3.63m

Kitchen/Diner

5.61m x 3.61m

FIRST FLOOR

Bedroom One

4.78m x 2.84m

Bedroom Two

3.02m x 2.97m

Bedroom Three

2.18m x 2.11m

Bathroom

SECOND FLOOR

Bedroom Four

OUTSIDE

Garage

5.54m x 2.82m

Floor Plan



Total area: 1416.00 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.

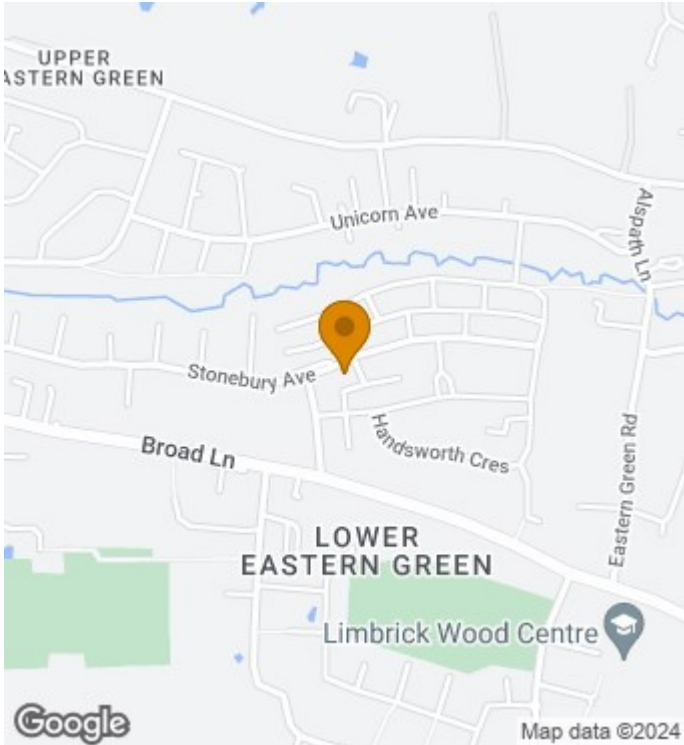
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal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

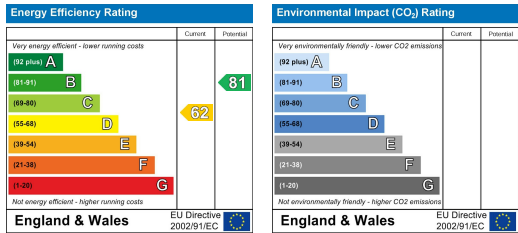
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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