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Stepping Stones Road
CV5 8JT

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Nestled on Stepping Stones Road in Coventry, this charming mid-terrace house is a rare gem waiting to be discovered. Boasting one reception room, three bedrooms, and a beautifully modern bathroom, this property offers a comfortable and stylish living space spanning 904 sq ft.

The real allure of this home lies in its impeccable features and prime location. The South facing gardens is a lovely sun trap, creating a serene and tranquil atmosphere. The current owners have spared no expense in enhancing this property, with a top-of-the-line kitchen and contemporary decor that exudes elegance.

As you step inside, you are greeted by a welcoming hallway leading to a cosy sitting room with a bay window and a delightful dining room with sliding patio doors opening out to the beautiful garden. The Kitchen is a delight that's been cleverly extended to allow modern living, with Quartz worktops, Bi-fold doors and integrated appliances.

Upstairs, three well-appointed bedrooms await, accompanied by a spacious family bathroom featuring a sleek white suite and a walk in shower. Both double bedrooms benefit from built in wardrobes.

Outside, the garden is a true oasis, with patio seating, low maintenance lawns and access to a lovely summer house. The property is equipped with gas central heating and double glazing, ensuring comfort and efficiency year-round.

Whether you are a first-time buyer or a growing family, this house offers the perfect blend of comfort, style, and functionality. Don't miss out on the opportunity to make this your dream home.

THE LOCATION

Situated within a quiet crescent with South facing views over Lake View Park, Stepping Stones Road is located off a main road route to the West of Coventry city centre. This ideal family location is incredibly convenient for access in and out of the city and for local amenities.

The suburb of Coundon, always popular with families because of the well regarded primary and secondary schooling is situated to the west of the city centre approximately 1.3 miles from the main Coventry train station.

With easy access to the A45 towards Birmingham, the location is also ideal for commuters whilst also remaining a very strong community itself.

All only a short walk from the house, popular local primary schooling includes the well regarded Christ The King, Moseley Primary and Coundon Primary.

Local bus stops can be found less 0.2 miles from the property on Holyhead Road itself.

With local shops within walking distance, The Alvis Retail Park where Morrisons, B&Q and McDonalds are also located are only also only a short distance from the house itself.



selling quality
property since 1995





Custom text box





Dimensions

GROUND FLOOR

Porch

Entrance Hallway

Lounge

3.45m x 3.23m

Dining Room

3.43m x 3.05m

W/C

Kitchen/Breakfast Room

6.96m x 1.88m

FIRST FLOOR

Bedroom

3.45m x 3.15m

Bedroom

3.45m x 3.02m

Bedroom

2.59m x 1.75m

Shower Room

OUTSIDE

Cabin

3.30m x 2.29m

Floor Plan



TOTAL FLOOR AREA: 904 sq.ft. (84.0 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.
 Made with Mirograph C2024

Total area: 904.00 sq ft

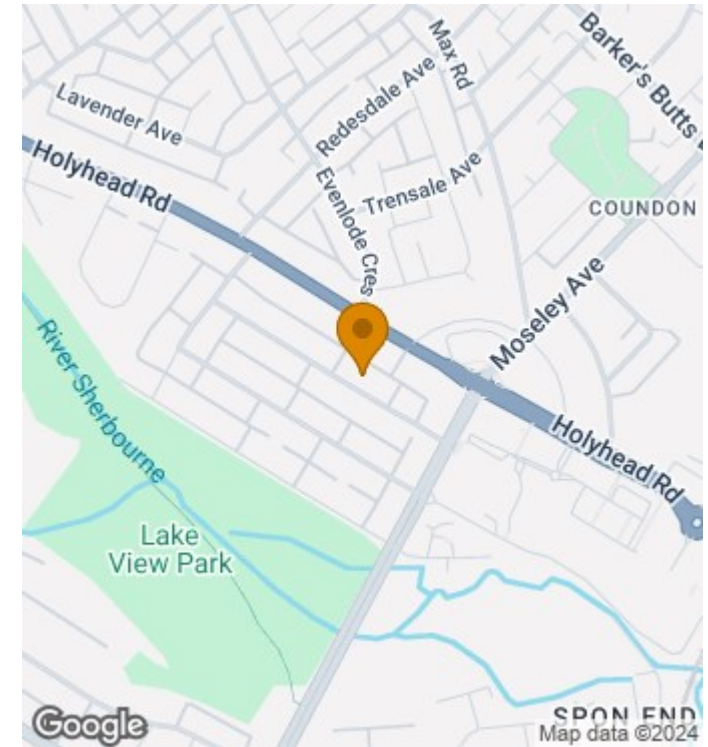
Disclaimer

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			87
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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