



Trusted
Property Experts



Stoneleigh Road
CV4 7AB

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Welcome to Stoneleigh Road, Gibbet Hill, Coventry - a truly remarkable property with fantastic potential! This detached house is situated in one of Coventry's prime residential addresses, offering a luxurious lifestyle to its future owners.

Boasting five reception rooms, four spacious bedrooms, and two modern bathrooms, this property is perfect for families looking for a comfortable and stylish living space. The master suite is a standout feature, complete with a large dressing room and an en suite bathroom for added convenience and luxury.

The property's layout includes a lounge, sitting room, study, games room, kitchen/diner, utility room, and a conservatory, providing ample space for relaxation and entertainment. The super rear garden is ideal for outdoor activities and gatherings, while the plentiful off-road parking and double garage ensure that parking will never be an issue for you or your guests.

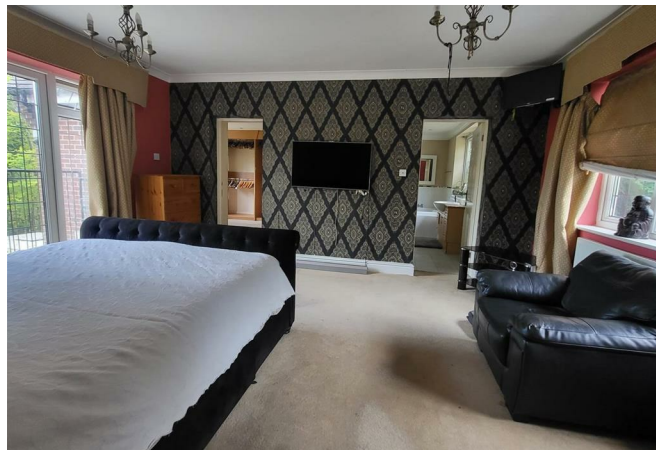
This property is offered with no chain, making it a hassle-free option for those looking to make a swift move. Don't miss out on the opportunity to own a piece of luxury in this sought-after location. Contact us today to arrange a viewing and experience the charm and elegance of this stunning home on Stoneleigh Road.

selling quality
property since 1995









Dimensions

Ground Floor

Hallway

Lounge

6.37 x 4.08

Family Room

3.98 x 3.87

Study

4.16 x 2.70

Games Room

3.90 x 3.49

Kitchen

6.36 x 4.82

Conservatory

5.54 x 3.85

W/C

First Floor

Bedroom 1

4.83 x 4.08

Dressing Room

4 x 3.57

En Suite Bathroom

Bedroom 2

3.91 x 3.49

Bedroom 3

3.82 x 3.17

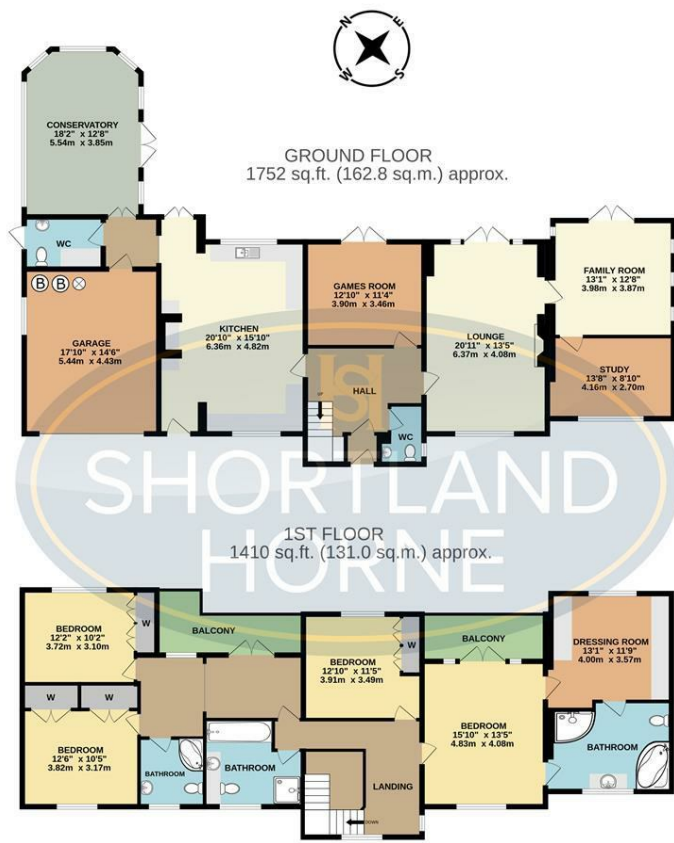
Bedroom 4

3.72 x 3.10

Bathroom

Bahtroom

Floor Plan



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

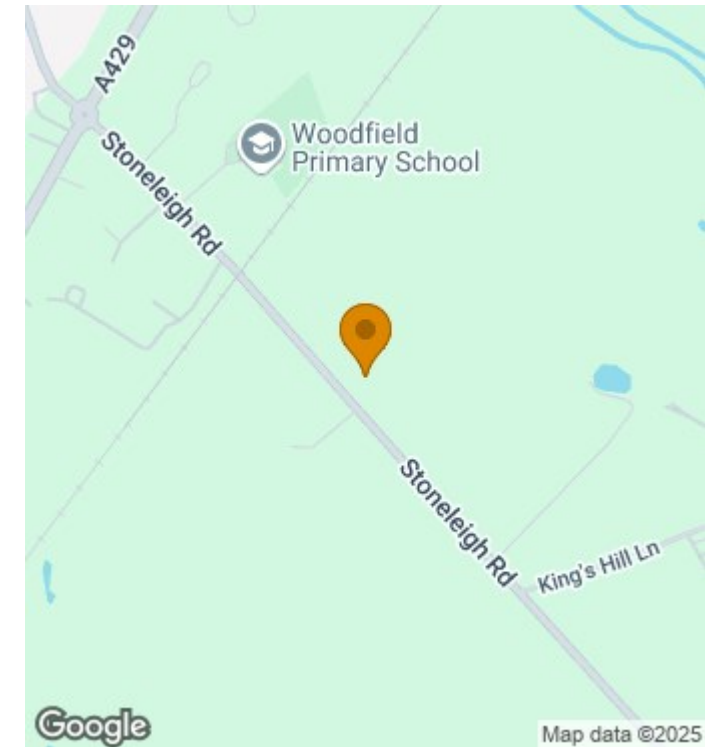
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

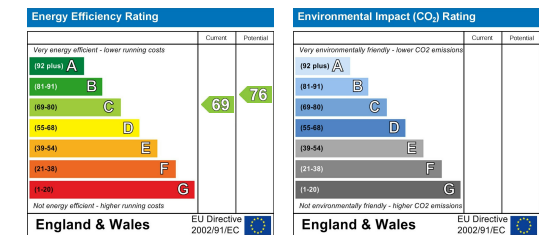
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship you are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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