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Stamford Avenue  
CV3 5BX

# Stamford Avenue

## CV3 5BX

Nestled in the highly desirable area of Stamford Avenue, Styvechale, Coventry, this charming three-bedroom semi-detached house presents an excellent opportunity for families and individuals alike. Set on a generous plot, the property boasts a well-designed layout that maximises both space and comfort.

Upon entering, you are greeted by a welcoming lounge that flows seamlessly into a spacious dining room, perfect for entertaining guests or enjoying family meals. The kitchen is modern and well-equipped, leading to a delightful garden room that invites natural light and offers a tranquil space to relax. The property features three well-proportioned bedrooms, with the potential for a fourth, providing ample accommodation for a growing family or guests.

The modern shower room adds a touch of contemporary style, ensuring convenience for daily routines. Outside, the spacious rear garden is a true highlight, offering a private oasis for outdoor activities, gardening, or simply unwinding in the fresh air. Additionally, the property benefits from plenty of off-road parking and a garage, making it ideal for those with multiple vehicles or seeking extra storage space.

With no onward chain, this property is ready for you to move in and make it your own. This home in Stamford Avenue is not just a house; it is a place where memories can be made. Do not miss the chance to view this delightful property in a sought-after location.









## Dimensions

**Ground Floor**

**Bathroom**

**Hallway**

**Garage**

4.90 x 2.18

**Lounge**

3.64 x 3.64

**Dining Room**

4.40 x 3.50

**Kitchen/Breakfast Room**

3.41 x 3.25

**Conservatory/Garden Room**

5.88 x 3.37

**Utility/W/C**

**First Floor**

**Bedroom 1**

3.64 x 3.34

**Bedroom 2**

3.64 x 3.48

**Bedroom 3**

4.19 x 3.72

GROUND FLOOR  
957 sq.ft. (88.9 sq.m.) approx.



TOTAL FLOOR AREA: 1501 sq.ft. (139.4 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.

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#### 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

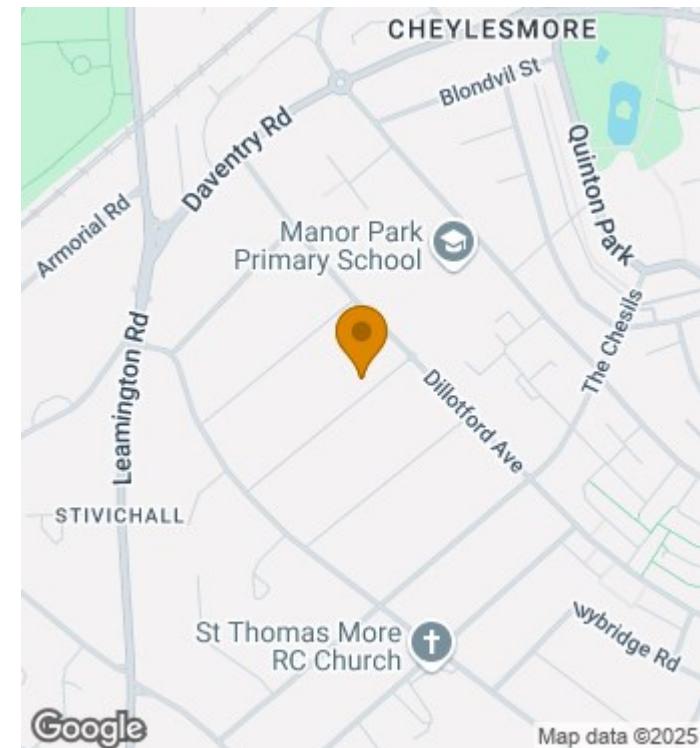
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

		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	EU Directive 2002/91/EC

		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
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(11-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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02476 222 123

lettings@shortland-horne.co.uk @ShortlandHorne

shortland-horne.co.uk

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