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Stepping Stones Road  
CV5 8JT

# Stepping Stones Road

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Welcome to Stepping Stones Road in Coventry, where you will find a delightful mid-terrace house that presents an excellent opportunity for first-time buyers or families seeking additional space. This charming property features four well-proportioned bedrooms and two bathrooms, providing ample room for comfortable living.

As you enter, you are welcomed by a pleasant recessed porch that leads into a spacious entrance hallway. The ground floor boasts a spacious open plan lounge, complete with a bay window that allows natural light to flood the space, and a delightful dining room that features sliding doors opening onto a lovely south-west facing garden. This garden is a true sun trap, perfect for enjoying peaceful afternoons outdoors.

The kitchen is fully fitted and offers space for all necessary appliances, making it a practical area for culinary endeavours. Ascending to the first floor, you will discover a family bathroom along with two double bedrooms, with both benefiting from a built-in wardrobes. A single bedroom completes this level, providing versatility for various living arrangements.

The property also includes a top floor that features an en-suite, adding an extra touch





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## Dimensions

### GROUND FLOOR

Entrance Porch

Hallway

Lounge/Dining Room

7.11m x 3.30m

Kitchen

6.91m x 2.01m

### FIRST FLOOR

Bedroom One

3.51m x 3.30m

Bedroom Two

3.51m x 3.12m

Bedroom Three

2.21m x 1.70m

Bathroom

### SECOND FLOOR

Bedroom Four

4.85m x 3.00m

En-Suite

### OUTSIDE

Garage

5.51m x 2.87m

## Floor Plan



Total area: 1268.00 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

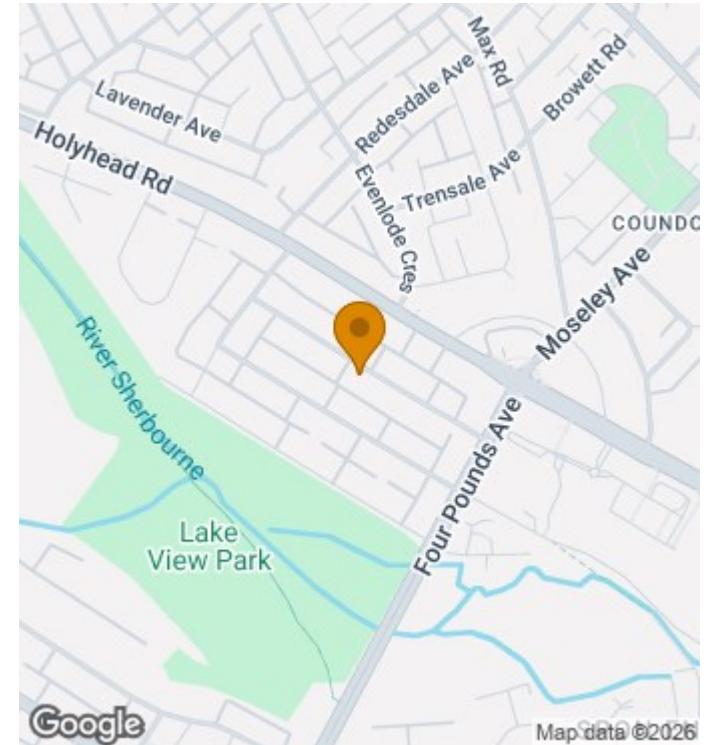
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

		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		
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