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Property Experts



Stoney Road
CV1 2NP

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Welcome to this much loved extended semi-detached family home located on Stoney Road in the sought-after area of Styvechale, Coventry which is a stones throw away from Coventry City Centre. The property is ideal for those looking to put their complete spin on things as each room welcomes this to happen.

This property boasts two reception rooms, an extended kitchen with space for appliances with a W/C with a wet room running off . On the first floor you will find three double bedrooms and a bathroom. There is a further staircase leading you up to a loft room.

Outside there is off road parking for one car with access to a garage and to the rear there is a fully enclosed well established garden. There is also rear access parking with access to a further garage.

Situated in a superb location, this property offers the convenience of being within walking distance to the train station, King Henry VIII School, and the picturesque Memorial Park. Whether you're commuting to work, taking your children to school, or simply enjoying a leisurely stroll in the park, everything you need is just a walk away.

Don't miss out on the opportunity to make this lovely house your new home. With its spacious layout, good amenities, and prime location, this property has all the makings of a wonderful place to create lasting memories. Contact us today to arrange a viewing and experience the charm of Stoney Road for yourself.







Dimensions

GROUND FLOOR

OUTSIDE

Entrance Hallway

Garage

5.77m x 2.54m

Lounge

3.71m x 3.38m

Dining Room

4.78m x 3.33m

Kitchen

6.91m x 2.26m

W/C

FIRST FLOOR

Bedroom One

3.71m x 3.48m

Bedroom Two

3.81m x 3.33m

Bedroom Three

4.75m x 2.29m

Bathroom

SECOND FLOOR

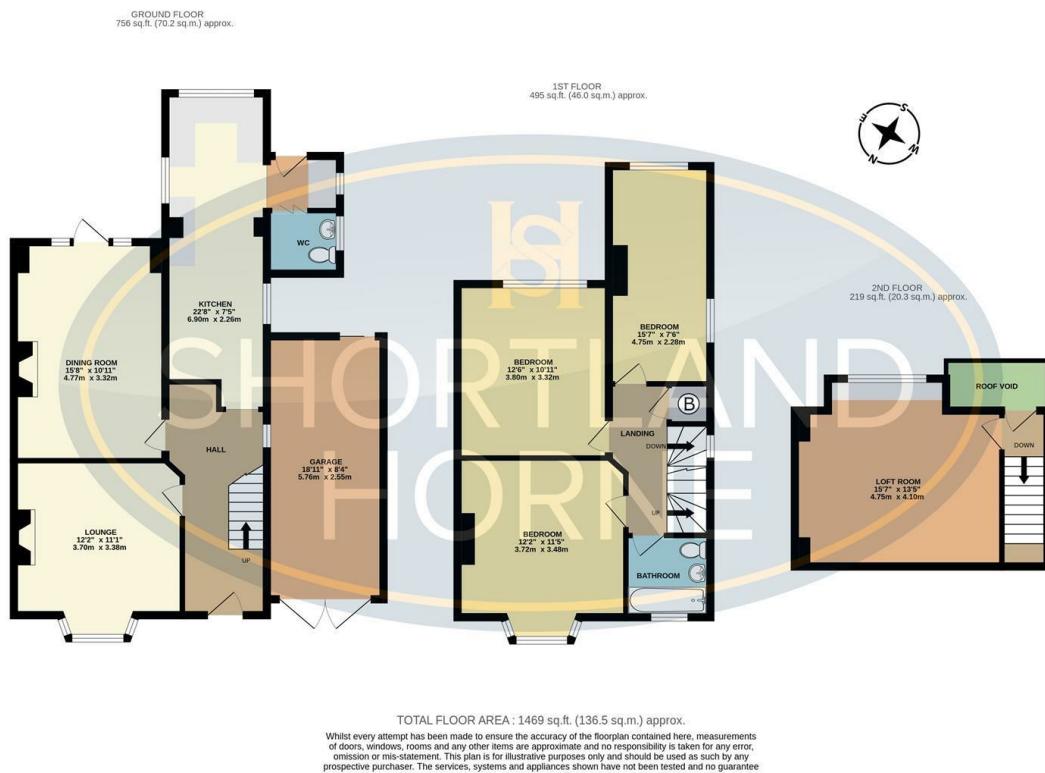
Bedroom Four

4.75m x 4.09m



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Floor Plan



Total area: 1469.00 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

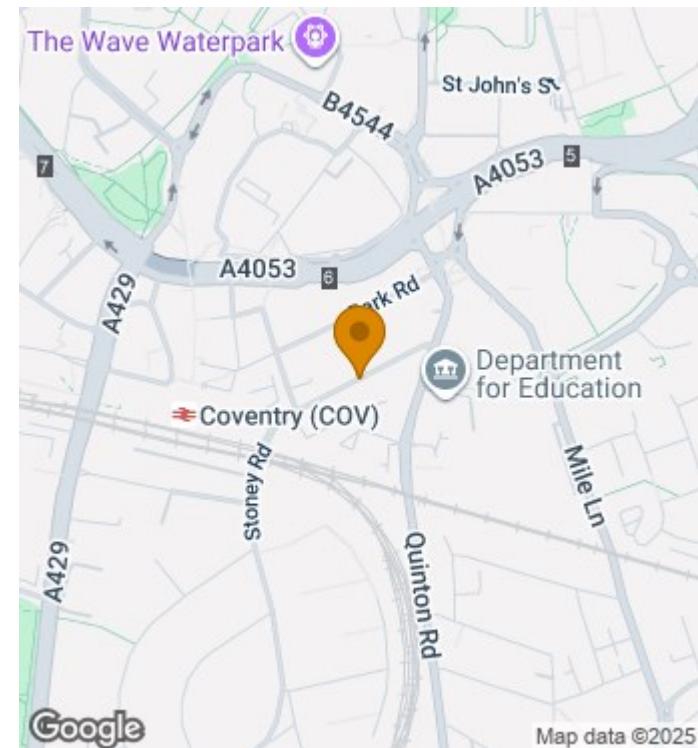
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

Energy Efficiency Rating		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	41	
(11-20)	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		
(11-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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