




SHORTLAND
HORNE

Trusted
Property Experts


SHORTLAND
HORNE

Stoney Road
Cheylesmore CV3 6HY

Stoney Road

CV3 6HY

Welcome to this charming extended semi-detached home located on Stoney Road in the sought-after area of Styvechale, Coventry. This property boasts two reception rooms, a stunning open plan kitchen dining family room, three bedrooms all with fitted wardrobes, and a well-appointed modern bathroom, making it an ideal home for a family or those looking for extra space.

One of the standout features of this property is its fantastic open plan kitchen dining living room, perfect for entertaining guests or enjoying quality time with your loved ones. The seamless flow between these areas creates a warm and inviting atmosphere that is sure to make you feel right at home.

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 stone's throw away.

Don't miss out on the opportunity to make this lovely house your new home. With its spacious layout, modern 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

Hallway

Open Plan

Lounge/Kitchen/Family
Room

7.79 x 6.84

Dining Room

3.60 x 3.54

Utility Room

WC

FIRST FLOOR

Bedroom One

4.48 x 2.67

Bedroom Two

3.95 x 2.58

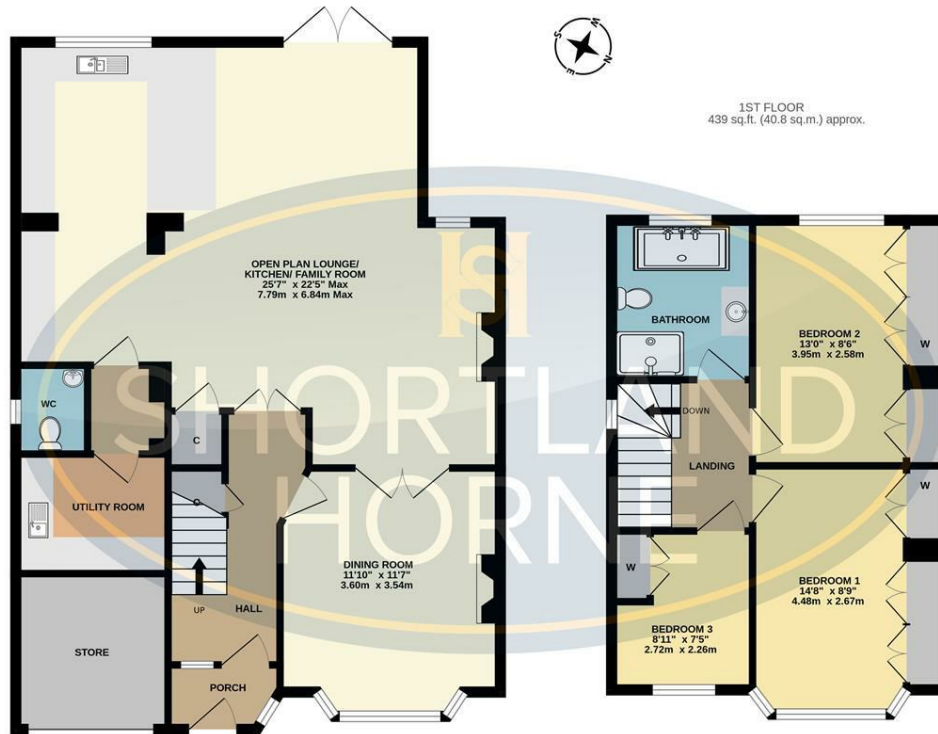
Bedroom Three

2.72 x 2.26

Family Bathroom



GROUND FLOOR
857 sq.ft. (79.6 sq.m.) approx.



TOTAL FLOOR AREA: 1295 sq.ft. (120.4 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.
Made with Metropix ©2024

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

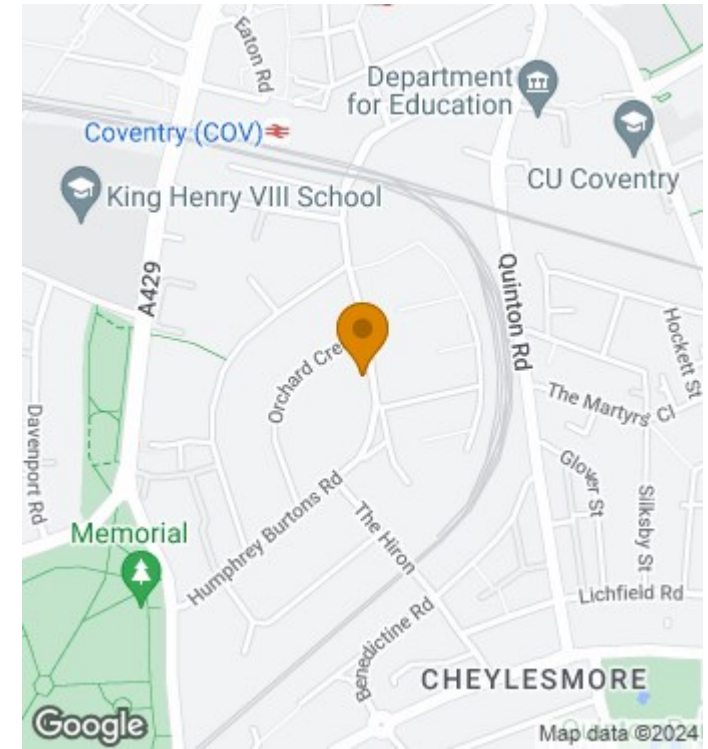
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

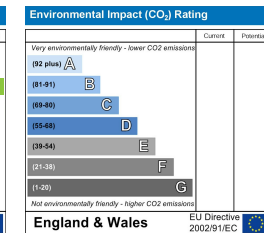
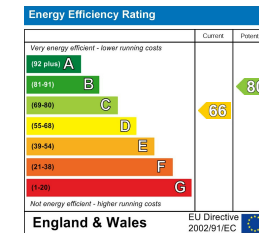
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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



Trusted
Property Experts

02476 222 123

sales@shortland-horne.co.uk

@ShortlandHorne

shortland-horne.co.uk

Shortland-Horne