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Property Experts



Stoney Road
CV3 6HY

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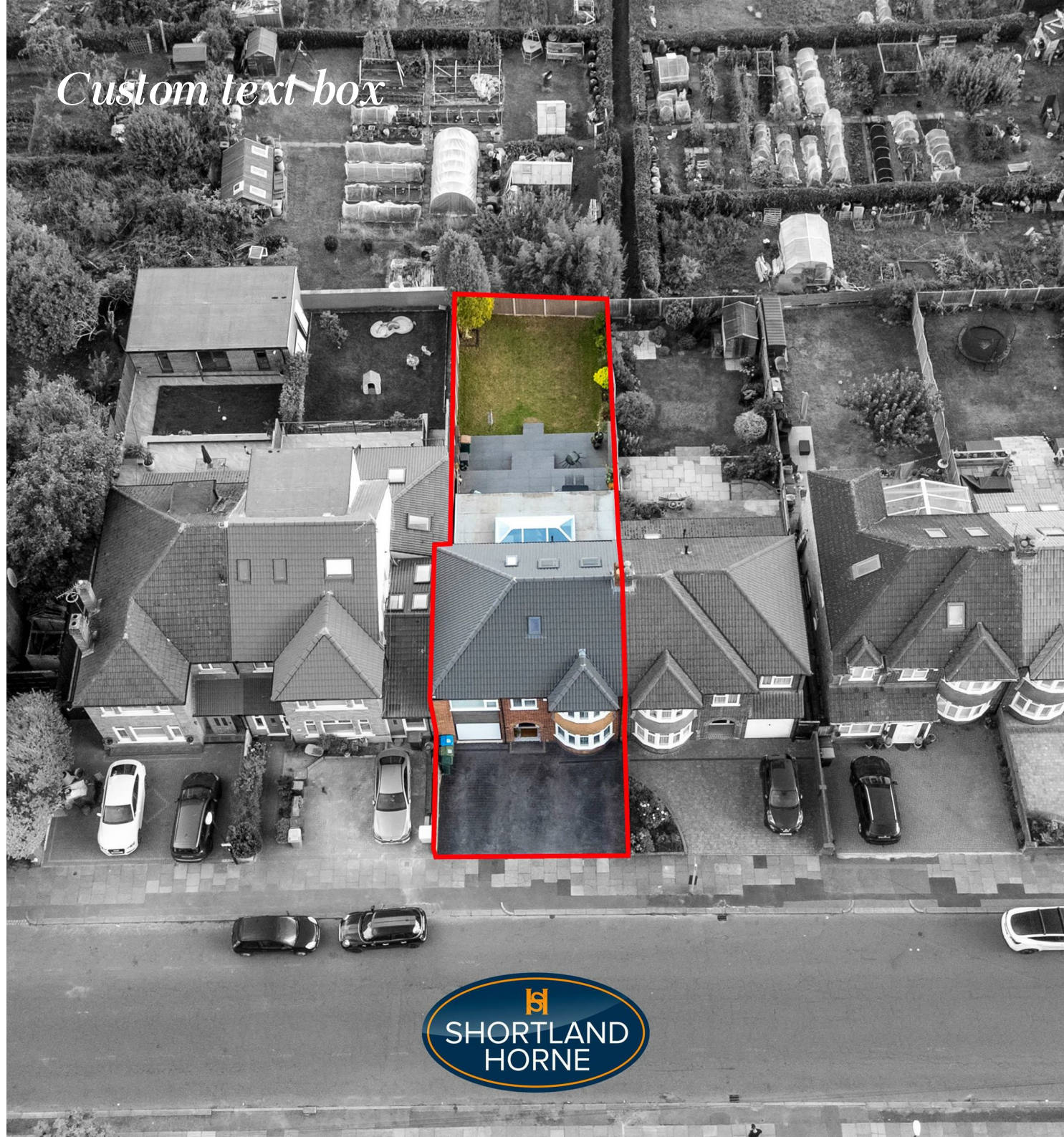
Nestled on the charming Stoney Road in Coventry, this beautifully extended semi-detached house offers an impressive living space of 2,106 square feet, making it an ideal choice for families and professionals alike. With five well-proportioned bedrooms and four bathrooms, this property has been thoughtfully improved to create a stylish and comfortable home.

As you enter, you are greeted by a welcoming storm porch and a generous hallway that leads to a remarkable kitchen, dining, and family room. This ground floor extension serves as the heart of the home, perfect for entertaining guests or enjoying family gatherings. The dining area flows seamlessly from the kitchen, while the lounge, featuring a bay window that overlooks the front drive, provides a cosy retreat. Additional conveniences include a utility room, a downstairs shower room, and a garage.

On the first floor, you will discover three double bedrooms, with the main bedroom boasting an en-suite shower room and fitted wardrobes. A single bedroom, which can also serve as an office, is complemented by a modern family bathroom. The second floor features another double bedroom, complete with an en-suite and a dressing

selling quality
property since 1995

Custom text box





Custom text box





Dimensions

GROUND FLOOR

Porch

Entrance Hallway

Lounge

4.29m x 3.58m

Dining Room

3.30m x 3.12m

Kitchen/Family Room

7.65m x 4.14m

Utility Room

Shower Room

Garage

4.60m x 2.87m

FIRST FLOOR

Bedroom One

5.64m x 2.84m

En-Suite

Bedroom Two

3.68m x 3.10m

Bedroom Three

3.91m x 3.10m

Bedroom Four

2.26m x 1.40m

Bathroom

SECOND FLOOR

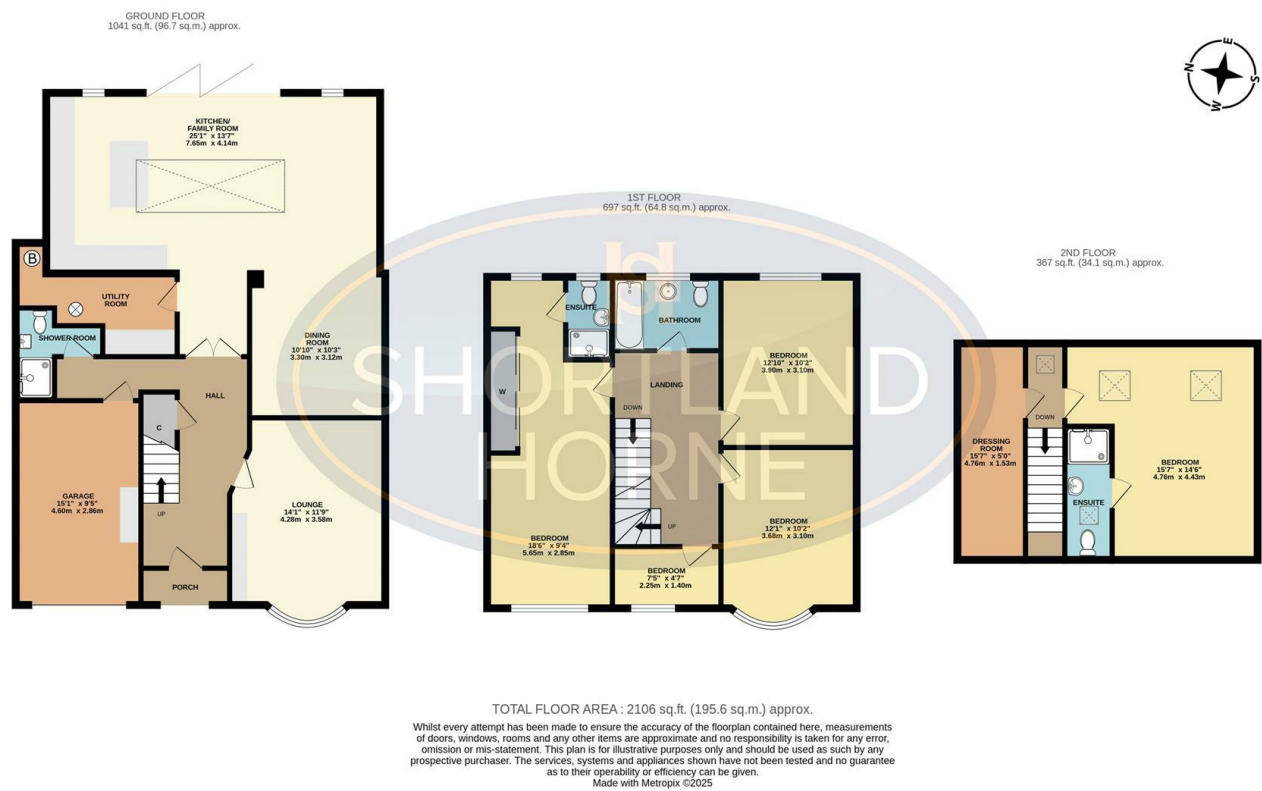
Bedroom Five

4.75m x 4.42m

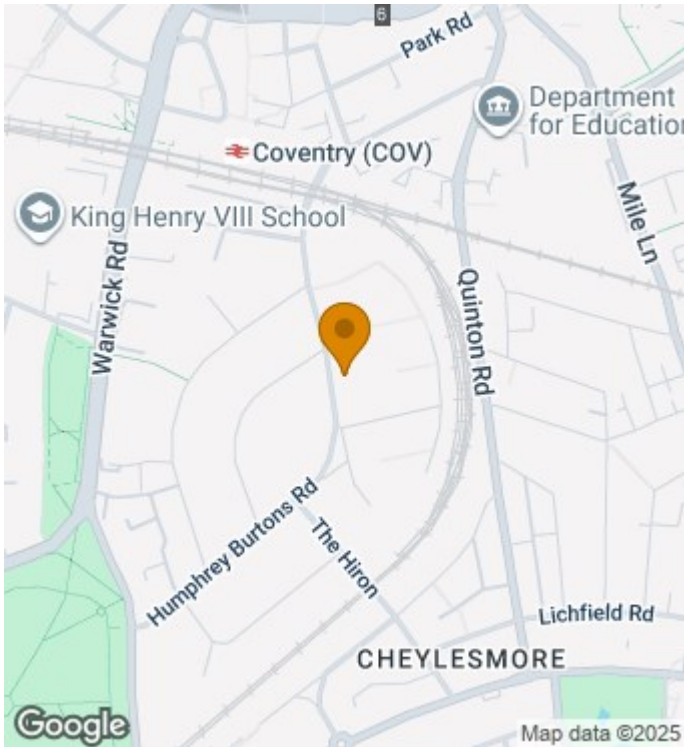
En-Suite

Dressing Room

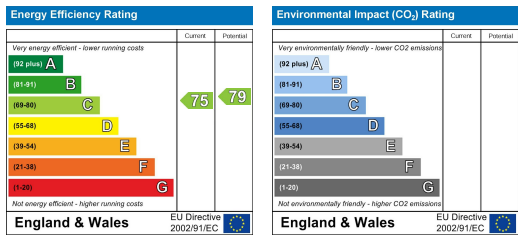
Floor Plan



Location Map



EPC



Total area: 2106.00 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 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.



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