

Floor Plan



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	
		2002/91/EC	

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.



Shortland Horne Walsgrave Branch
306 Walsgrave Road, Walsgrave, Coventry CV2 4BL

Other branches:
Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET
10 Euston Place, Leamington Spa CV32 4LJ

call: 02476 442 288
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

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follow us  

South Avenue
Stoke Park CV2 4DR



£550,000 Offers Over | Bedrooms 4 Bathrooms 1

* EXTENDED 4 BEDROOM FAMILY DETACHED HOUSE * SOUGHT AFTER TREE LINED ROAD IN " THE AVENUES" CONSERVATION AREA * OVERLOOKING STOKE GREEN ALONG BINLEY ROAD * ESTABLISHED WELL LAID OUT GARDENS * VIEWING RECOMMENDED WITH NO CHAIN *

This individual and imposing Extended 4 bedroom Detached House has been occupied by the family some 50 years and is to be sold with no chain. The property is situated on the edge of Stoke Park directly overlooking Stoke Green set in established well out gardens with vehicular car access directly off South Avenue to a long brick pavior driveway. The well proportioned family accommodation has gas central heating together with double glazed windows enjoying a two storey side extension incorporating a brick garage which may be converted into additional living accommodation Subject To Planning Permission.

The property is approached directly off South Avenue with wrought iron gates leading down to the house incorporating Enclosed Porch Entrance to the Dining / Reception Hall, Front Bay Windowed Full Width Lounge, Separate Side Dining/ Sitting Room, Inner Hall to the Double Glazed Conservatory, Cloakroom, Refitted Kitchen.

To the first floor Spacious Landing, 4 Bedrooms ,the Master with wash hand basin and WC, Family Bathroom.

The Freehold house is well served within walking distance of the Empress Buildings and Ball Hill shopping parades as well as local schools and bus services into the city centre.



STORM PORCH ENTRANCE

BREAKFAST ROOM

FRONT BAY WINDOWED LOUNGE

DINING/ SITTING ROOM

RECEPTION HALL

SIDE DOUBLE GLAZED CONSERVATORY

CLOAKROOM

REFITTED KITCHEN

LANDING

12'4" x 11'5"

16'4" x 12'0"

12'11" x 12'1"

16'2" x 6'7"

13'1" x 8'2"

BEDROOM 1

BEDROOM 2

BEDROOM 3

BEDROOM 4

FAMILY BATHROOM

OUTSIDE

DIRECT ACCESS LONG PAVIOR DRIVEWAY TO GARAGE

ESTABLISHED GADENS WITH SUNKEN POND

VIEWING HIGHLY RECOMMENDED WITH NO CHAIN

16'4" x 12'0"

12'0" x 10'4"

17'0" x 11'1"

12'4" x 9'7"