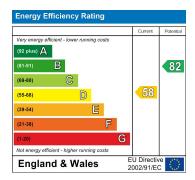
Floor Plan

GROUND FLOOR 1034 sq.ft. (96.1 sq.m.) approx.



EPC



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.

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

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

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



South Avenue Stoke Park CV2 4DR



Shortland Horne Walsgrave Branch

306 Walsgrave Road, Walsgrave, Coventry CV2 4BL

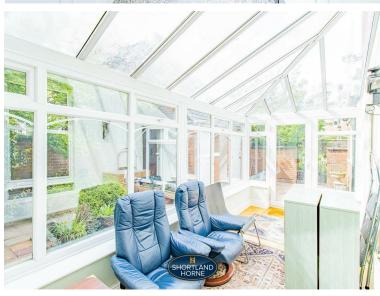
Other branches:

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









£550,000 Offers Over | Bedrooms 4 Bathrooms 1

 * EXTENDED 4 BEDROOM FAMILY DETACHED HOUSE * SOUGHT AFTER TREE LINED ROAD IN $^{\circ}$ THE AVENUES CONSERVATION AREA * OVERLOOKING STOKE GREEN ALONG BINLEY ROAD * ESTABLIISHED 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

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 Halll 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		BEDROOM 1
BREAKFAST ROOM	12'4" x 11'5"	BEDROOM 2
FRONT BAY WINDOWED LOUNGE	16'4" x 12'0"	BEDROOM 3
DINING/ SITTING ROOM	12'11" x 12'1"	BEDROOM 4
RECEPTION HALL		FAMILY BATHROOM
SIDE DOUBLE GLAZED CONSERVATORY	16'2" x 6'7"	OUTSIDE
CLOAKROOM		DIRECT ACCESS LONG PAV

REFITTED KITCHEN 13'1" x 8'2"
LANDING

BEDROOM 1 16'4" x 12'0"

BEDROOM 2 12'0" x 10'4"

BEDROOM 3 17'0" x 11'1"

BEDROOM 4 12'4" x 9'7"

DIRECT ACCESS LONG PAVIOR DRIVEWAY TO GARAGE ESTABLISHED GADENS WITH SUNKEN POND VIEWING HIGHLY RECOMMENDED WITH NO CHAIN