

## Floor Plan



TOTAL FLOOR AREA: 1829 sq.ft. (169.9 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 ©2023

## 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

follow us  



follow us  

**South Avenue**  
**Stoke Park CV2 4DR**





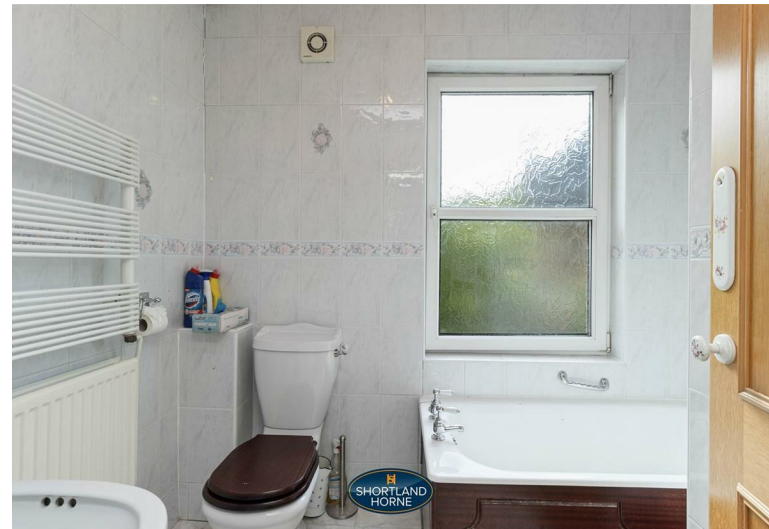
**£535,000 | Bedrooms 4  
Bathrooms 1**

This unique and imposing extended 4-bedroom detached house has been home to the same family for nearly 50 years and is now being sold with no onward chain. Situated on the edge of Stoke Park, the property directly overlooks Stoke Green and is set in well-established gardens. Vehicular access is available directly off South Avenue, leading to a long brick pavior driveway.

The well-proportioned family accommodation features gas central heating and double-glazed windows. The property benefits from a two-storey side extension, which includes a brick garage that may be converted into additional living space, subject to planning permission.

Approaching the property from South Avenue, wrought iron gates lead to the house, featuring an enclosed porch entrance that opens into the dining/reception hall. The ground floor comprises a front bay-windowed full-width lounge, a separate side dining/sitting room, an inner hall leading to a double-glazed conservatory, a cloakroom, and a refitted kitchen.

**\* 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 \***



<b>GROUND FLOOR</b>		Bedroom 1	16'4" x 12'0"
Storm Porch		Bedroom 2	12'0" x 10'4"
Lounge	16'4" x 12'0"	Bedroom 3	17'0" x 11'1"
Breakfast Room	12'4" x 11'5"	Bedroom 4	12'4" x 9'7"
Dining/Sitting Room	12'11" x 12'1"	Family Bathroom	
Kitchen	13'1" x 8'2"	<b>OUTSIDE</b>	
Conservatory	16'2" x 6'7"	Garage	
Cloakroom		Gardens	
<b>FIRST FLOOR</b>		Driveway	