

## Floor Plan

GROUND FLOOR  
738 sq ft (68.7 sq m.) approx.



1ST FLOOR  
576 sq ft (53.5 sq m.) approx.



2ND FLOOR  
170 sq ft (15.8 sq m.) approx.



TOTAL FLOOR AREA: 1464 sq ft (136.0 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.  
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## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(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.



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



**£365,000 Offers Over**

**Bedrooms 3  
Bathrooms 1**

Welcome to South Avenue, a captivating 3-bedroom Victorian semi-detached residence, stretching over two splendid floors and nestled on a picturesque tree-lined road in the much-coveted 'Avenues' in Stoke Park. Dating back to 1880, as soon as you park on the driveway, you'll sense the anticipation and the promise of something truly special. The current owners have poured their love and attention into meticulously renovating the period features, resulting in a stunning and inviting family home.

Stepping through the original stained glass front door and into the hallway, you're greeted by the stunning Minton floor tiles, adding character and enhancing the overall homely feel. The heart of the home, the large open-plan family kitchen/diner, is a vision of modern elegance, boasting ample storage and a spacious dining area. There's room for a range cooker, and integrated appliances such as a dishwasher and washing machine. The room is completed with a stunning fireplace, perfect for enjoying family meals or hosting celebrations. Adjacent is the inviting lounge, radiating warmth with its own fireplace, lofty ceilings, and seamless flow to a delightful conservatory where relaxation meets panoramic views of the lush surroundings.

Ascending to the first floor reveals a haven of comfort and style. Three generously-sized double bedrooms, each adorned with unique fireplaces, offer a blend of character and functionality. The bathroom features both a bath and a rejuvenating separate shower cubicle, ensuring every family member's needs are met. And let's not forget the versatile loft room, a blank canvas awaiting your creative touch, whether it's a home office, a cosy reading nook, or a play area for the little ones. The loft is boarded, insulated, has a skylight, and electrics, all accessed via space-saving stairs.

Outside, the property unfolds like a private oasis, with a welcoming driveway and a secure rear garden, perfect for outdoor entertaining or simply soaking up the sunshine in peace and privacy.

Adding to the allure are modern comforts like gas central heating and, of course, the approved plan for a rear extension, setting the stage for a lifestyle of luxury and convenience. Ideally located in the coveted Stoke Park area on South Avenue, a designated conservation zone, this home offers the best of both worlds - tranquillity within reach of the bustling City Centre. Essential amenities are close by, including excellent schools such as Gosford Park and Stoke Park School and Community Technology College, and major transport links like the A444, M6, and A46.

**GOOD TO KNOW:**

- Tenure: Freehold
- Vendors Position: Looking for a property to buy
- Parking Arrangements: Driveway
- Garden Direction: South
- Council Tax Band: D
- EPC Rating: D
- Total Area: Approx. 1464 Sq. Ft



**GROUND FLOOR**

- Entrance Hallway
- Lounge
- Kitchen/Dining Room
- Conservatory

**FIRST FLOOR**

- Landing
- Bedroom 1

**Bedroom 2**

**Bedroom 3**

**Bathroom**

**OUTSIDE**

**Rear Garden**

**Driveway**