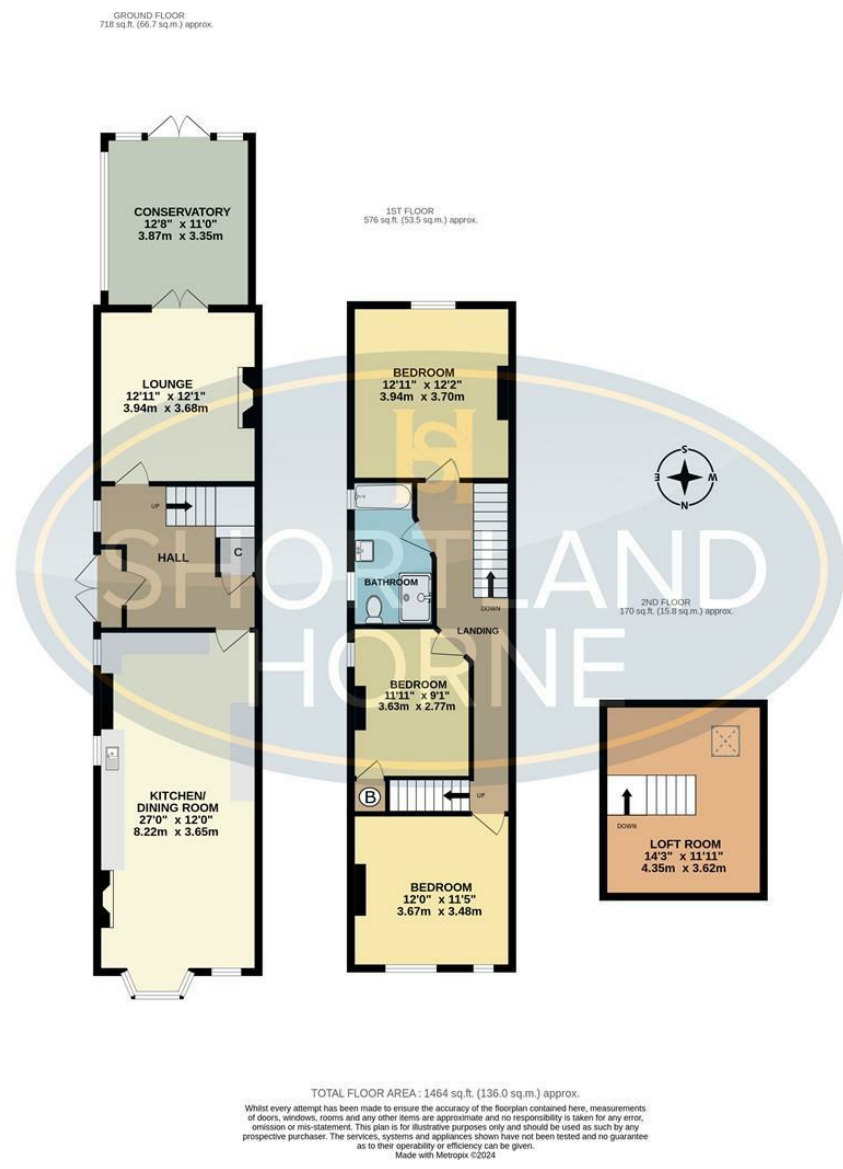


Floor Plan



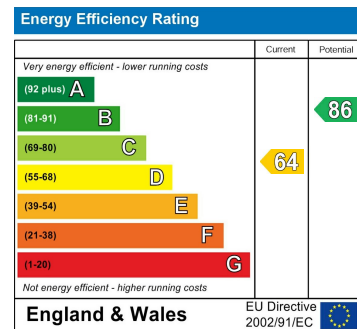
**Shortland Horne Walsgrave Branch**  
306 Walsgrave Road, Walsgrave, Coventry CV2 4BL

**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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**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.

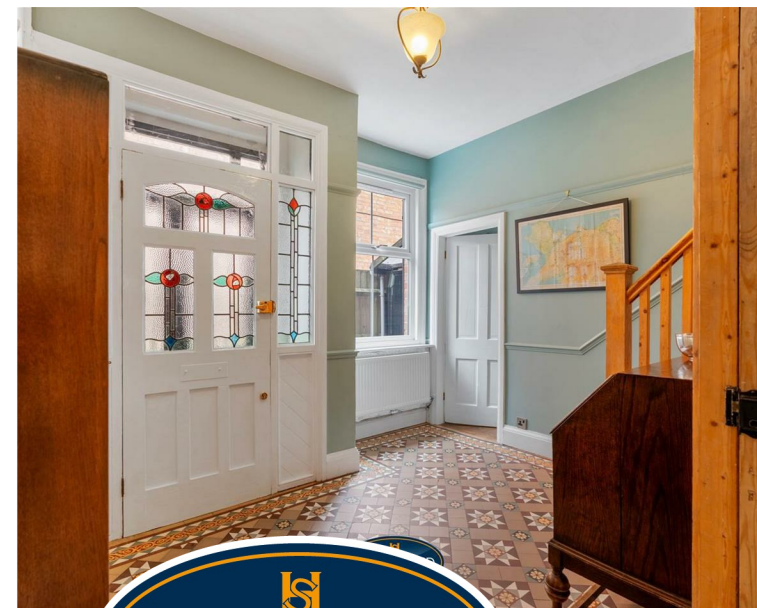
**Purchase Procedure**  
It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

**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**





£375,000

Bedrooms 3  
Bathrooms 1

Welcome to South Avenue, a captivating 3-bedroom Victorian semi-detached residence, in the tranquil urban community of ‘The Avenues’. Surrounded by mature trees and parkland, this charming, substantial property boast a blend of period features and modern comfort. Dating back to 1880, as soon as you park on the driveway you sense the promise of something truly special. This is a stunning, inviting and truly unique family home which perfectly conveys its owners’ excellent tastes.

Stepping through the original stained glass front door into the substantial hallway, the stunning period Minton tiled floor sets the tone for a characterful and welcoming experience. Turning to the right, the heart of the home is the large open-plan family kitchen/diner, with the modern convenience of integrated appliances , a range cooker and ample storage complementing a spacious dining area with period fireplace and tall bay windows looking out onto tress and greenery. All perfect for homely family weeknight meals, weekend dinner parties and family celebrations. Towards the rear of the property is the living room, hidden away from the world with its own period fireplace and classic old-school proportions finished with a stunning wooden floor and original plaster cornice to the ceiling. Next stop is a delightful conservatory/garden room, overlooking the south-facing garden with space for entertaining, mature planting and a wonderful ‘borrowed landscape’ from the trees of neighbours and Stoke Green.

Open stairs rise from the hall to the first floor , leading to three generously-sized double bedrooms, each complete with unique period fireplaces, continuing the theme of Victorian character blended with modern comfort. The bathroom features both a bath and large walk-in shower cubicle, ensuring every family member’s needs are met. Rising to the third floor, a spacious loft room – currently used for secure, dry storage – is a blank canvass waiting to be turned into your home office, games room, or whatever your lifestyle and imagination demand. The loft is boarded, insulated, has a skylight and electrics, and is accessed via space-saving stairs.

Outside, the property has driveway and parking space to the front, a secluded rear garden and covered, secure storage for your bikes and garden furniture. The rear garden is 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 planning permission has been granted to convert the conservatory into a full extension, expanding the current living room and providing huge scope to bring your own creativity and grands designs to this unique example of Coventry’s architectural heritage.

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



GROUND FLOOR

Entrance Hallway

Lounge

Kitchen/Dining Room

Conservatory

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

OUTSIDE

Rear Garden

Driveway