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Stamford Avenue
CV3 5BX

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A deceptively spacious and highly versatile three/four-bedroom semi-detached home, occupying a desirable residential position within the sought-after Styvechale area of Coventry. Offering approximately 1,480 sq ft of flexible accommodation, this beautifully arranged property is ideally suited to modern family living, home working or multi-generational requirements.

The property is entered via a welcoming entrance hallway which provides access to the principal ground floor accommodation. To the front of the home is a substantial reception room currently utilised as a dining room/optional fourth bedroom, offering exceptional versatility for a range of buyer needs including guest accommodation, a playroom or additional living space.

To the rear, the impressive living room extends over 21ft in length, creating a superb family and entertaining space filled with natural light and offering direct access to the kitchen. The well-appointed kitchen provides generous worktop and storage space together with a practical layout ideal for day-to-day family use.

Further enhancing the flexibility of the property is a separate office/study, perfectly

Externally, the property enjoys a mature residential setting with excellent kerb appeal together with a driveway providing parking for several vehicles, subject to arrangement. The home occupies an enviable location within easy reach of highly regarded schools, War Memorial Park, Coventry Railway Station, Jaguar Land Rover and Coventry city centre.

Combining generous proportions, flexible accommodation and a prime residential setting, this is an outstanding opportunity to acquire a substantial family home within one of Coventry's most desirable neighbourhoods.

Situated within the ever-popular Styvechale area of Coventry, Stamford Avenue is a highly desirable residential location well known for its tree-lined surroundings, strong community atmosphere and excellent access to local amenities. The area continues to be particularly sought after by families, professionals and commuters due to its balance of suburban living and city convenience.

The property is ideally positioned for access to Coventry city centre, Coventry Railway Station and the wider Midlands motorway network. The nearby A45, A46 and M6 provide excellent road connectivity, while regular local bus services offer convenient travel throughout Coventry and neighbouring areas. Coventry Railway Station offers direct services to Birmingham, London Euston and other major regional destinations, making the location highly appealing for commuters.

Styvechale is especially renowned for its excellent educational provision, with a number

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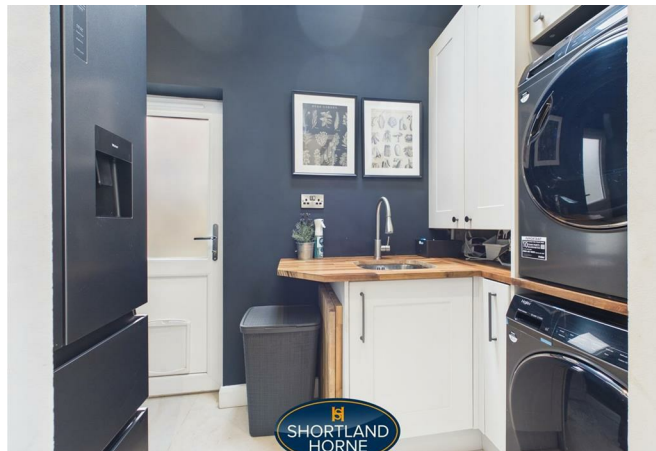
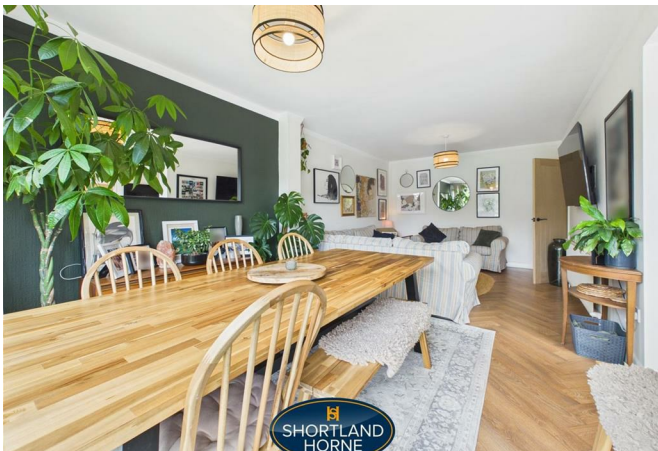
selling quality
property since 1995





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Dimensions

GROUND FLOOR

Entrance Hallway

1.83m x 5.13m

Family Room

2.34m x 3.28m

Dining Room/Bedroom

Four

3.73m x 4.11m

Living Room

3.45m x 6.68m

Kitchen

3.05m x 4.47m

Bathroom

1.35m x 1.45m

Utility Room

1.47m x 2.82m

Office

2.31m x 1.73m

FIRST FLOOR

Landing

2.08m x 2.90m

Bedroom

2.74m x 4.14m

Bedroom

2.90m x 3.86m

Bedroom

3.40m x 2.54m

Dressing Room

1.96m x 1.80m

Bathroom

2.90m x 1.65m

Floor Plan



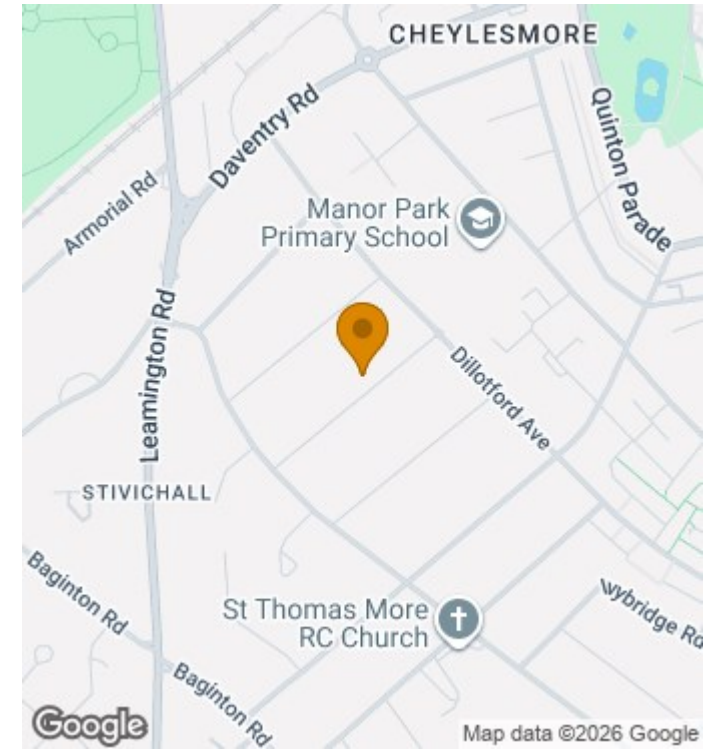
(1) Excluding balconies and terraces.

Reduced headroom
 Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Location Map



Total area: 1480.00 sq ft

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

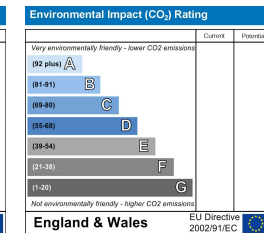
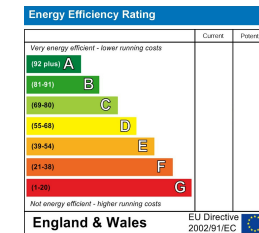
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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.

EPC



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