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Stoneleigh Avenue

Earlsdon CV5 6DA

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A beautifully presented and deceptively spacious semi-detached family home, extending to over 1,600 sq. ft. across three well-planned floors, offering versatile accommodation that is perfectly suited to modern family living.

The property is approached via a welcoming entrance hallway, providing access to all principal ground floor rooms. To the front of the home is a bright and comfortable living room, enhanced by a charming bay window that floods the room with natural light, creating an ideal space to relax and unwind. Also located on the ground floor is a separate office, offering the perfect environment for those working from home, or alternatively a playroom or snug.

The true heart of the home is the impressive open-plan kitchen, dining and family room spanning the full width of the rear of the property. This outstanding space has been designed with entertaining and family life in mind, providing ample room for cooking, dining and relaxing while enjoying views over the rear garden. Large doors lead seamlessly outside, creating an excellent indoor-outdoor flow during the warmer months. A convenient downstairs WC completes the ground floor accommodation.

Externally, the property enjoys a private rear garden, ideal for outdoor entertaining, family gatherings or simply relaxing in the sunshine. To the front, there is ample parking, completing this fantastic family home.

Offering flexible living space over three floors, multiple reception areas, four generous bedrooms and a stunning open-plan kitchen/family room, this exceptional semi-detached home is perfectly suited to modern family life and must be viewed to be fully appreciated.

Situated in one of Coventry's most desirable residential locations, Stoneleigh Avenue enjoys a prime position within the ever-popular suburb of Earlsdon, renowned for its tree-lined streets, strong sense of community and excellent local amenities. The property is ideally placed for families and professionals alike, offering a superb balance of peaceful residential living with convenient access to the city centre and surrounding areas.

Earlsdon High Street is just a short distance away and offers an excellent selection of independent cafés, restaurants, traditional pubs, supermarkets, boutiques and everyday convenience stores, while nearby Cannon Park Shopping Centre provides further retail options including a large Tesco supermarket. Residents also benefit from a variety of leisure facilities, gyms, sports clubs and nearby parks, with the beautiful War Memorial Park within easy reach, offering open green spaces, children's play areas, tennis courts and scenic walking routes.

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Dimensions

GROUND FLOOR

Entrance Hallway
5.23m x 1.63m

Living Room
3.63m x 3.63m

Office
4.55m x 2.24m

Kitchen
6.02m x 7.90m

W/C
1.30m x 0.66m

FIRST FLOOR

Bedroom One
3.51m x 3.53m

En-Suite
1.70m x 1.78m

Bedroom Two
3.63m x 3.15m

Bedroom Three
2.97m x 2.26m

Bathroom
2.59m x 1.78m

SECOND FLOOR

Bedroom Four
4.50m x 5.00m

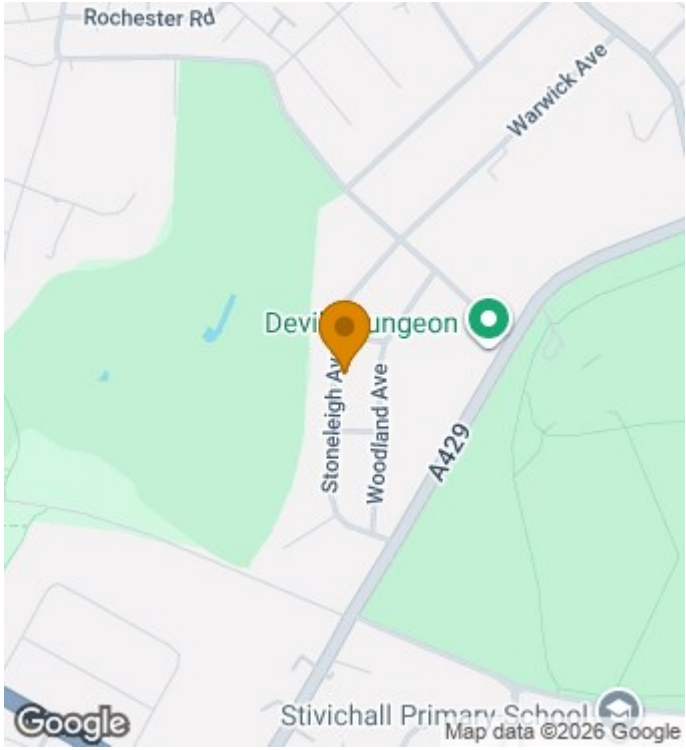
Potential En-Suite Area
1.75m x 2.24m

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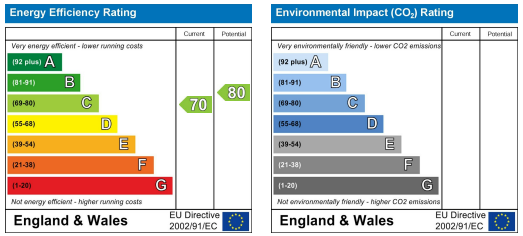
Floor Plan



Location Map



EPC



Total area: 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 ccordance 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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