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Property Experts



Stoney Road
CV3 6HH

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Nestled in the highly sought-after Stoney Road in Styvechale, this impressive extended four-bedroom semi-detached house presents an exceptional opportunity for families seeking a spacious and versatile home. Spanning over 1,400 square feet, this beautifully presented property is designed to accommodate modern family living with ease.

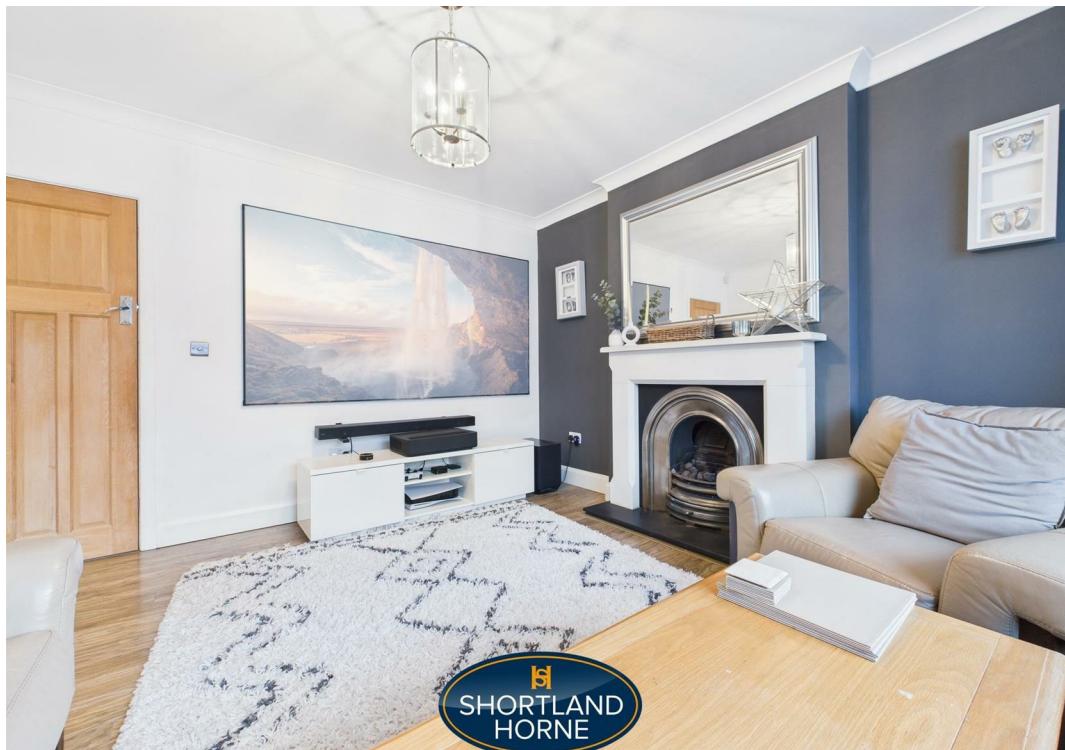
Upon entering, you are greeted by a welcoming hallway that leads to a generous 14ft lounge with a feature marble fire place, complete with a charming bay window that overlooks the front garden, creating a bright and inviting atmosphere. The expansive 19ft secondary living room features a log burning stove and French doors that open directly into the mature rear garden, seamlessly blending indoor and outdoor spaces, perfect for entertaining or relaxing with family.

The well-appointed kitchen is a chef's delight, fully fitted with modern appliances including an integrated oven, dishwasher, a Quooker boiling tap and ample space for a range master cooker. A convenient ground floor W/C and access to a utility garage providing the plumbing for a washing machine to further enhance the practicality of this home.

With its prime location within walking distance of Coventry Train Station, which offers direct links to Birmingham New Street and London Euston, as well as proximity to the popular War Memorial Park and Coventry City Centre, this home is perfectly positioned for both convenience and leisure. This property is truly a must-see for those looking for a house to move straight in to.

selling quality
property since 1995





Custom text box





Dimensions

GROUND FLOOR

Entrance Hallway

1.78m x 3.76m

Living Room

4.55m x 3.66m

Kitchen

7.39m x 2.54m

Living Room

5.99m x 3.48m

W/C

0.91m x 1.78m

FIRST FLOOR

Bedroom

4.65m x 3.91m

Bedroom

3.43m x 3.23m

Bedroom

3.61m x 2.62m

Bedroom

2.51m x 2.54m

Bathroom

2.74m x 1.63m

Floor Plan



Total area: 1483.00 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

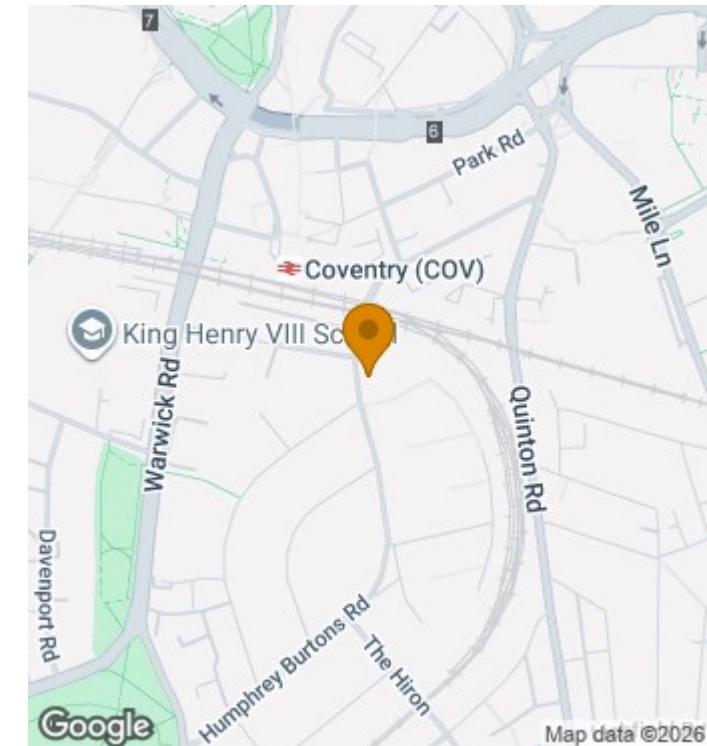
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

Location Map



EPC

		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales		73	55
EU Directive 2002/91/EC			

		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			



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