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Stonebury Avenue
CV5 7DW

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A truly impressive three-bedroom detached family home, beautifully presented throughout and finished to an exceptionally high standard. Occupying a fantastic plot, this is a home that offers far more space than you might initially expect, with approximately 1,490 sq ft of accommodation, superb living areas and a layout that has clearly been designed with modern family life and entertaining in mind.

From the moment you enter, the quality and presentation of the property immediately stand out. A welcoming entrance hallway provides access to a useful ground-floor WC, while the main living room is a generous and beautifully presented reception space, providing the perfect setting for relaxing with the family.

The kitchen forms a superb central part of the ground floor, offering an excellent amount of workspace and storage and flowing through into what is undoubtedly one of the real highlights of this home – the substantial underfloor heated rear sunroom. Spanning virtually the full width of the property, this fantastic addition creates an exceptional second living and entertaining space, flooded with natural light and enjoying a wonderful outlook across the rear garden. With extensive glazing and wide-opening doors, it provides that highly desirable connection between the house and

Externally, the property occupies a particularly attractive plot, adding enormously to the overall appeal of the home. The outside space complements the impressive interior perfectly and provides an excellent setting for families, entertaining and enjoying the warmer months.

This is a home where considerable care and attention has clearly been invested, with the accommodation presented to a very high standard throughout. Combining three bedrooms, two bathrooms, excellent reception space, a superb sunroom, integral garage and a fantastic plot, this is an outstanding detached family home that genuinely needs to be viewed to fully appreciate the space, quality and finish on offer.

Stonebury Avenue is situated within the popular and established residential area of Eastern Green, to the western side of Coventry. The location is particularly well suited to families and commuters, combining a pleasant suburban setting with excellent access to everyday amenities, schooling and transport connections.

The property is conveniently positioned for a range of local shops and services, with further shopping and leisure facilities available throughout Eastern Green, Tile Hill and nearby Allesley. The area also provides access to a number of green spaces and recreational facilities, making it an attractive choice for those wanting a good balance between city convenience and outdoor space.

Families are well catered for with a selection of schools nearby, including Eastern Green Junior School, approximately 0.4 miles away, alongside Limbrick Wood Primary

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Dimensions

GROUND FLOOR

2.21m x 2.82m

Entrance Hallway

3.56m x 1.73m

W/C

0.76m x 1.63m

Garage

2.34m x 4.88m

Living Room

4.65m x 4.14m

Kitchen

6.99m x 2.74m

Sunroom

6.35m x 3.81m

FIRST FLOOR

Bedroom

2.97m x 3.61m

En-Suite

2.03m x 1.93m

Bedroom

2.51m x 3.84m

Bedroom

3.35m x 2.72m

Bathroom

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Floor Plan



Total area: 1490.00 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

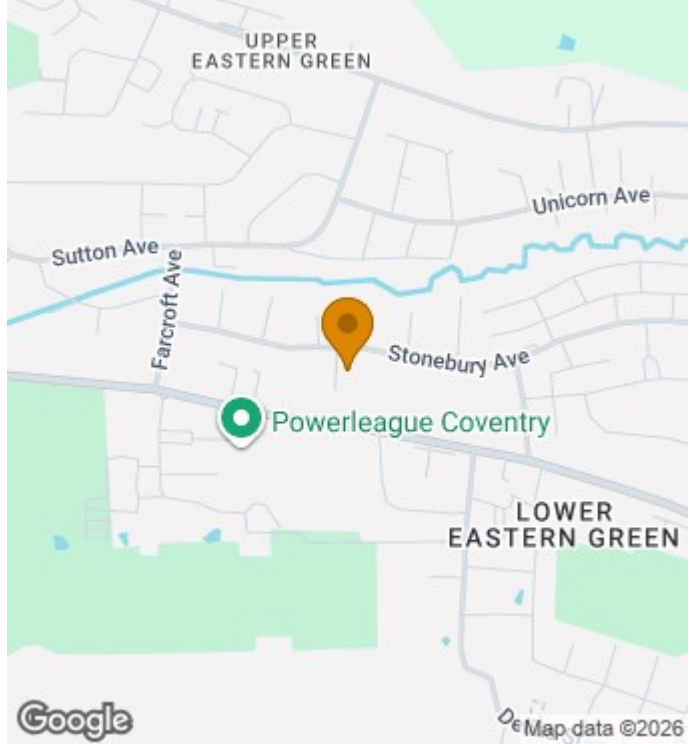
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

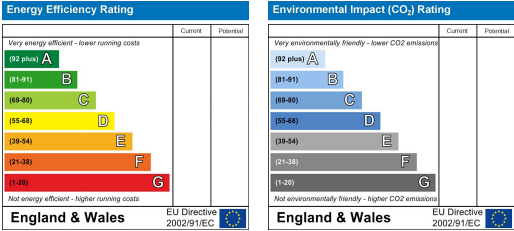
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Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do 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.

Location Map



EPC



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