

Road Map



Hybrid Map



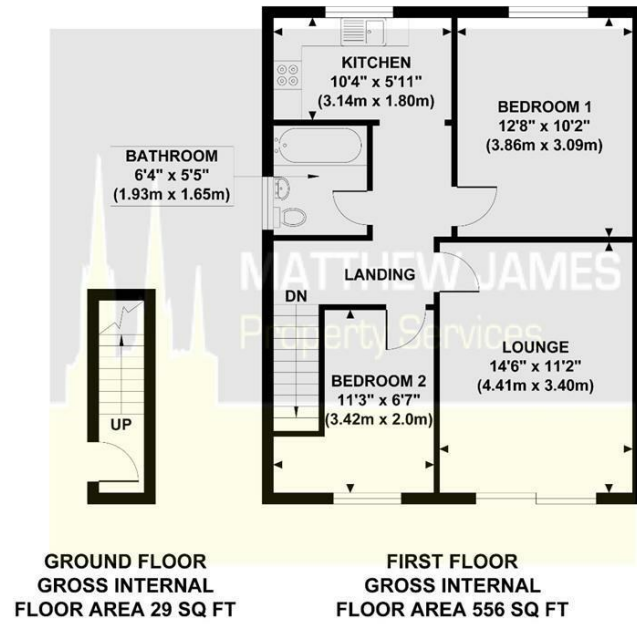
Terrain Map



**MATTHEW JAMES**  
Property Services

Floor Plan

**STONEHOUSE LANE**  
Approximate Gross Internal Area  
585 sq ft / 54.34 sq m



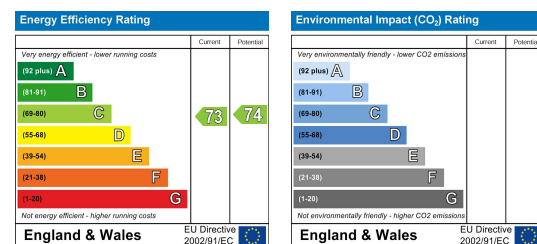
Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Viewing

Please contact us on 02477 170170 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



**23 Stonehouse Lane**

Stonehouse Estate, Coventry CV3 4EH

£135,000



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# 23 Stonehouse Lane

Stonehouse Estate, Coventry CV3 4EH

£135,000



## Approach

Located up a paved pathway and the property is:

## Entrance Stairway

Accessed via the front door and up the stairs to the:

## Entrance Hallway

Having access to the loft area, airing cupboard and doors leading off to the:

## Family Bathroom

Having a PVCu double obscure glazed window to the side elevation, panel bath with Triton T80 shower over, low level flush WC, pedestal wash hand basin and tiling to all splash prone areas.

## Kitchen

Having a PVCu double glazed window to the rear elevation, a range of wall, base and drawer units with roll top work surface over, space and plumbing for a cooker, space and plumbing for a washing machine, space for a fridge freezer and tiling to all splash prone areas.

## Bedroom One

Having a PVCu double glazed window to the rear elevation and fitted wardrobes to the one wall.

## Bedroom Two

Having a PVCu double glazed window to the front elevation with enclosed Vailant central heating boiler and small over stairs storage cupboard.

## Lounge Dining Room

Having sliding patio doors that leads to a balustrade balcony and electric feature fire with hearth, mantle and surround.

## Garage

( Not Measured ) Having up and over door en-bloc.

## Rear Garden

Having fenced perimeter laid with decorative maintenance free stones and pedestrian gate that leads to the front elevation.

