

**360°**  
VIRTUAL TOUR  
ONLINE VIEWING



South Avenue, Stoke Park, Coventry CV2 4DQ  
Offers Over £375,000

**archerbassett**  
LETTINGS AND SALES

Situated in the leafy, sought after location of Stoke Park, this substantial and beautifully presented three-bedroom home offers generous and versatile accommodation, ideally located within easy reach of local amenities and excellent transport links. Benefiting from double glazing and gas central heating throughout, the property combines contemporary living with character features.

The spacious entrance hall, complete with sky lantern, leads to a cloakroom, a dedicated home office, and an impressive through lounge/diner featuring an attractive fireplace and fully functioning wood burning stove. The standout kitchen has been finished to an exceptional standard, boasting underfloor heating, light cream wall and base units, a Range cooker, integrated dishwasher, tiled flooring, and two Velux windows allowing for plenty of natural light. Bi-folding doors open seamlessly onto the rear garden, while a large central island provides the perfect space for both everyday living and entertaining. A separate utility room with WC is conveniently located just off the kitchen.

To the first floor are two well-proportioned bedrooms, with the principal bedroom benefiting from built-in storage. The stylish family bathroom comprises a modern white suite including a bath, separate corner shower cubicle, WC and hand wash basin. The second floor offers a generous double bedroom, with planning permission already in place for an additional dormer window.

Externally, the property features a substantial front driveway providing off-road parking for several vehicles. To the rear is a fully enclosed garden that has recently been landscaped, creating an attractive, low-maintenance outdoor space with patio area ideal for relaxation and entertaining.

**Living Room/Dining Room**  
12'9" x 25'3" (3.89m x 7.70m)

Double glazed window to front, spacious lounge/diner with a functional wood burning stove, a further decorative fireplace and LVT flooring.

**Office**  
7'3" x 8'6" (2.23m x 2.60m)

Double glazed window to front, generously sized office with LVT flooring.

**Cloakroom**  
7'2" x 4'1" (2.20m x 1.26m)

Useful cloak room located just off the hallway with LVT flooring

**Kitchen**  
14'8" x 17'4" (4.48m x 5.29m)

Double glazed windows and bi-fold doors leading to garden, large full width rear extended kitchen with underfloor heating, Velux windows, exposed feature beams, range of wall and base units to include centre island, range cooker and integrated dishwasher.

**DISCLAIMER**

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**Utility Room/ WC**  
4'4" x 8'3" (1.34m x 2.54m)

Located off the kitchen, good size utility room/ downstairs WC with hand wash basin, boiler and Skylight

**Bedroom 1**  
11'8" x 11'4" (3.57m x 3.47m)

Double glazed windows to front, large double bedroom with two built in wardrobes.

**Bedroom 2**  
6'3" x 7'7" (1.92m x 2.33m)

Double glazed windows to rear, single room with carpet.

**Bathroom**  
6'2" x 7'8" (1.89m x 2.34m)

Double glazed window to side, fully tiled family bathroom with white suite incorporating a bath, separate corner shower cubicle, W/C and hand wash basin.

**Bedroom 3**  
10'10" x 21'0" (3.32m x 6.42m)

Double glazed Velux windows, large double room with carpet. There is planning permission for a rear dormer window which would give a new purchaser a wealth of options for transforming the space.

**Viewings**

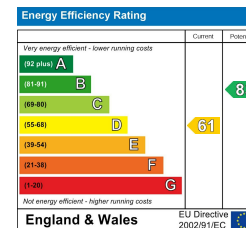
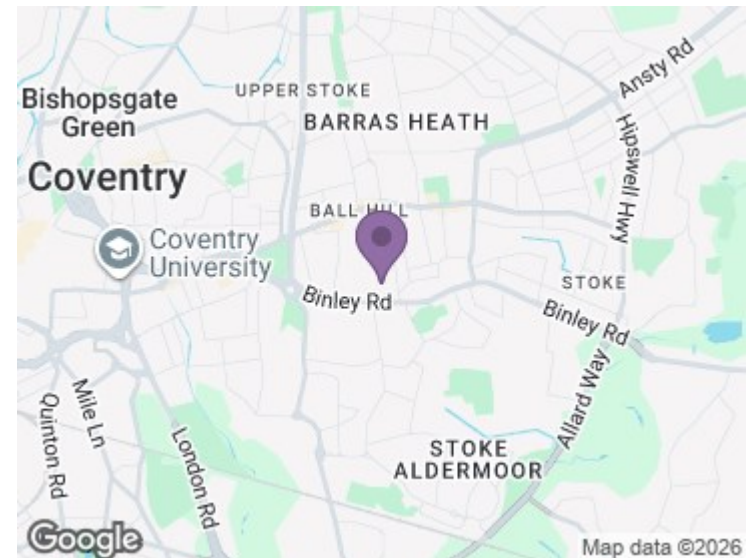
Viewings are strictly by appointment only via Archer Bassett.

**Tenure - Freehold**

The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

**Agent Notes**

1. Anti-Money Laundering (AML) Regulations – All named purchasers and anyone gifting funds will be asked to produce identification documentation before proceeding to instruction of solicitors and we would ask for your co-operation in order to proceed to agreeing the sale as soon as possible.
2. Source of Funds - All named purchasers and anyone gifting funds will be asked to produce evidence of the source of their funds before proceeding to instruction of solicitors.
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5. Archer Bassett has not tested any equipment, appliances, fixtures, fittings or services.



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