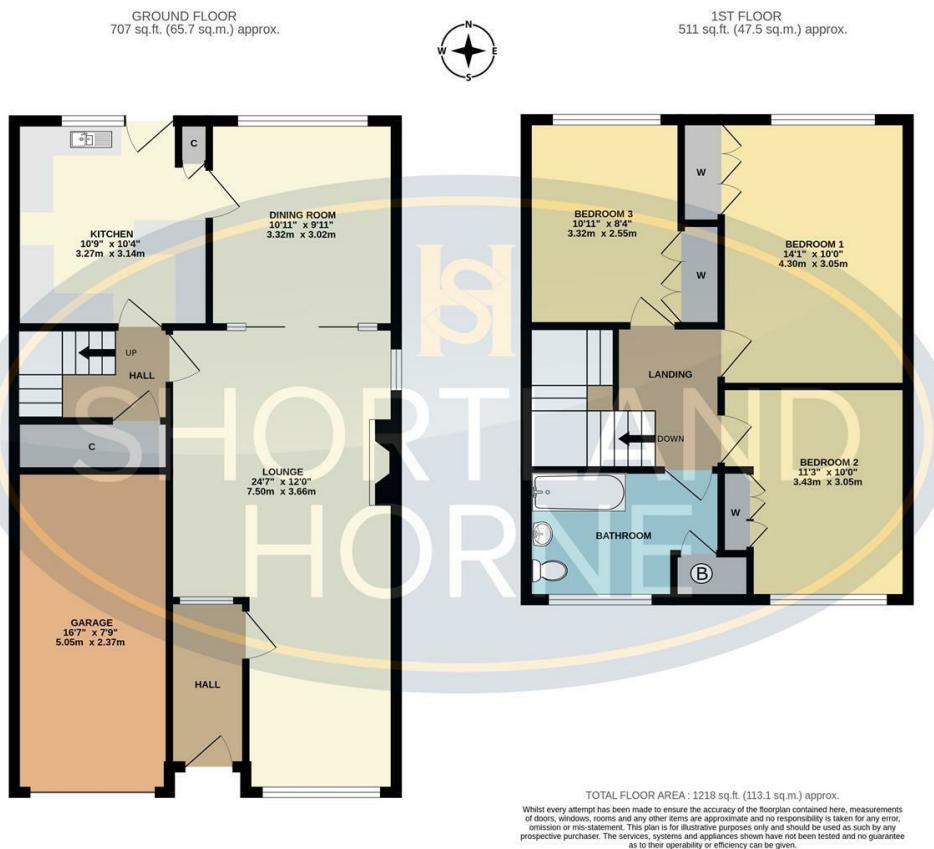
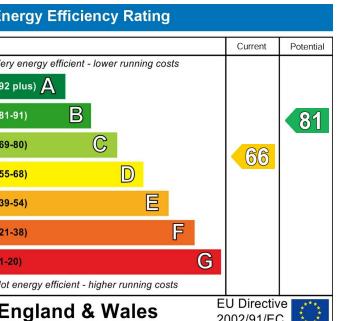


## Floor Plan



## EPC



### 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.

### 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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call: 02476 442 288  
email: sales@shortland-horne.co.uk  
visit: shortland-horne.co.uk

follow us

**Barbican Rise**  
**Stoke Hill CV2 5NR**



£260,000

**Bedrooms 3**  
**Bathrooms 1**

Nestled within a peaceful cul-de-sac just off Mayflower Drive, Stoke Hill, this beautifully presented three-bedroom semi-detached home offers an idyllic haven for modern family living. Perfectly situated near excellent schools and the University Hospital, and just moments away from the scenic Stoke Floods Park, this property combines convenience with natural beauty.

As you step through the front door, you're greeted by a welcoming entrance hall that sets the tone for the home's warm and inviting atmosphere. The ground floor unfolds to reveal a spacious and sunlit lounge, where large windows provide captivating views down towards the tranquil lake at Stoke Floods. This is the perfect spot to unwind and watch the world go by.

At the rear of the house, the dining room awaits, offering a charming space for family meals and gatherings. Adjacent to it, the kitchen beckons with its practical layout, providing ample room for culinary creativity. Imagine preparing delicious meals while enjoying the soothing ambiance of this delightful home.

Ascend the stairs to the first floor, where you'll discover three bedrooms and a family bathroom. The master bedroom, offers a serene retreat at the end of the day. Two additional double bedrooms provide comfortable spaces for family members or guests. All three bedrooms have fitted wardrobes. The family bathroom, fully equipped and tastefully appointed, is designed to make daily routines a pleasure.

Outside, the property offers both practicality and charm. The front boasts an asphalt driveway that comfortably accommodates two cars, framed by neat shrub-filled borders. The integral single garage features a convenient up-and-over door.

The rear garden is a verdant oasis, primarily laid to lawn and featuring a welcoming patio area. Here, you can soak in the sun's rays, dine alfresco, or simply relish the serene surroundings. A handy garden shed adds to the property's functionality, and a timber fence surround ensures privacy and security.

In conclusion, this property is the epitome of an ideal family home. With its peaceful location, proximity to schools and the hospital, and the natural beauty of Stoke Floods Park at your doorstep, it offers a harmonious blend of convenience and tranquility. Don't miss the opportunity to make this retreat your forever home—start creating cherished memories today!

#### GOOD TO KNOW:

Tenure: Freehold  
Vendors Position: No Chain  
Parking Arrangements: Driveway  
Garage Details: Integral Garage with up and over door and has electrics  
Council Tax Band: C  
EPC Rating: D  
Total Area: Approx. 1218 Sq. Ft



#### GROUND FLOOR

Hallway 24'7 x 12'

Lounge 10'11 x 9'11

Dining Room 10'9 x 10'4

#### FIRST FLOOR

Landing 14'1 x 10'

Bedroom One 10'11 x 8'4

Bedroom Two 16'7 x 7'9

Bedroom Three

Bathroom

OUTSIDE

Garage

Rear Garden

Driveway