

Church Lane CV8 37Z

Nestled in the charming village of Stoneleigh, this superb three bedroom maisonette offers a unique opportunity to reside in a beautifully converted old school house. Spanning an impressive 1245 square feet, this property is brimming with character and period features, making it a delightful home for those who appreciate a blend of history and modern living.

The maisonette boasts ample living space, perfect for families or those who enjoy entertaining. Each of the four bedrooms is generously sized, providing comfort and privacy. The property is thoughtfully designed to retain its original charm while offering the conveniences of contemporary life.

Situated in the ever-popular Stoneleigh, residents will benefit from the tranquil village atmosphere while being conveniently close to the vibrant cities of Coventry, Kenilworth, and Leamington Spa. This prime location ensures easy access to a variety of amenities, including shops, schools, and recreational facilities.

Additionally, the property features off-road parking, a valuable asset in this desirable area. With no onward chain, this maisonette is ready for you to move in and make it your own. Whether you are a first-time buyer, a growing family, or looking for a spacious home with character, this maisonette is an opportunity not to be missed. Embrace the charm of Stoneleigh and enjoy a lifestyle that combines the best of village living with urban convenience.





















Dimensions

Ground Floor

First Floor

Lounge

6.20 x 5.39

Kitchen

3.10 x 2.22

Bedroom 1

4.28 x 3.22

Bedroom 2

3.80 x 2.65

Bedroom 3

3.10 x 2.48

Bathroom

Second Floor

Mezzanine Floor

5.25 x 2.66

Mezzanine Room /

Bedroom 4

5.25 x 3.10

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15T FLOOR 854 sq.ft. (79.4 sq.m.) approx

Floor Plan



GROUND FLOOR 69 sq.ft. (6.4 sq.m.) approx



TOTAL FLOOR AREA: 1245 sq.ft. (115.6 sq.m.) approx.

Whitst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, verdous, rooms and any other thems are appointed and no responsiblely in taken for any error prospective purchaser. The services, systems and appliances shown have not been tested and no guarant as to their operatility or efficiency can be given.

Total area: 1245.00 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 Home 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

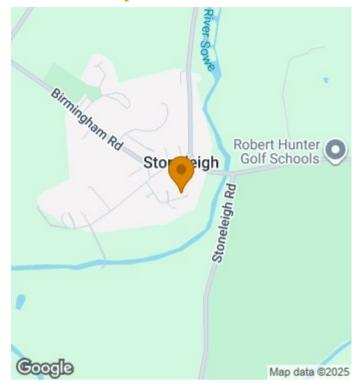
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

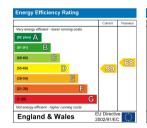
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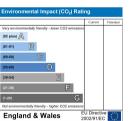
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Location Map



EPC







Trusted Property Experts

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