
SHORTLAND HORNE
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Brays Lane
Stoke CV2 4DS

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This beautifully presented four-bedroom semi-detached family home offers an exceptional standard of accommodation, thoughtfully arranged over three spacious floors and finished to an outstanding specification throughout. Combining stylish interiors with practical family living, this remarkable home is ready to move straight into and is certain to impress from the moment you arrive.

The welcoming entrance hall leads through to a stunning open-plan kitchen, dining and sitting area which truly forms the heart of the home. Finished with high-quality cabinetry, premium integrated appliances and elegant work surfaces. This fantastic entertaining space is complemented by a cosy sitting area centred around a beautiful gas fireplace, creating the perfect setting for both everyday family life and hosting guests. A separate lounge to the front of the property offers a more formal reception room, flooded with natural light courtesy of its impressive feature bay window. A convenient ground floor WC completes the accommodation on this level.

The first floor continues to impress, offering two generous double bedrooms alongside a luxurious family bathroom. Uniquely designed, the bathroom also incorporates a cleverly concealed utility area, providing excellent practicality without compromising

Finished to an exceptional standard with quality fixtures and fittings throughout, this outstanding home effortlessly combines luxury, space and practicality. Offering flexible accommodation over three floors in immaculate condition, this is a rare opportunity to acquire a truly turnkey family home that is sure to exceed expectations.

Situated in the popular Stoke area of Coventry, Brays Lane offers a well-established residential setting that combines everyday convenience with excellent connectivity. The location is particularly attractive to families, professionals and first-time buyers thanks to its close proximity to a wide range of local amenities, highly regarded schools and straightforward transport links.

Residents benefit from an excellent selection of nearby schools, including Sacred Heart Catholic Primary School, Stoke Primary School and Stoke Park School, making the area a popular choice for families with children of all ages.

Everyday shopping is well catered for with Tesco Express, Lidl, Iceland and a variety of independent retailers, cafés and takeaways all within easy reach. The nearby Ball Hill shopping district provides an even wider selection of amenities, while Coventry city centre is just a few minutes away, offering extensive retail outlets, restaurants, bars, entertainment venues and cultural attractions.

For commuters, the location is exceptionally convenient. Coventry Railway Station is approximately 1.5 miles away, providing direct services to Birmingham, London Euston and beyond. The property also enjoys quick access to the A444, A46 and M6 motorway

selling quality
property since 1995












Custom text box







Dimensions

== GROUND FLOOR ==

Hallway
2.03m x 4.88m

Kitchen/Diner/Living Room
3.91m x 7.62m

WC
1.70m x 0.79m

Living Room/Front Room
4.19m x 3.63m

Bedroom
3.89m x 3.51m

Bedroom
3.89m x 3.12m

Bathroom
2.06m x 1.57m

== SECOND FLOOR ==

Landing
2.06m x 4.39m

Master Bedroom
3.56m x 3.61m

Bedroom
3.91m x 3.15m

Bathroom
3.76m x 3.56m

== THIRD FLOOR ==

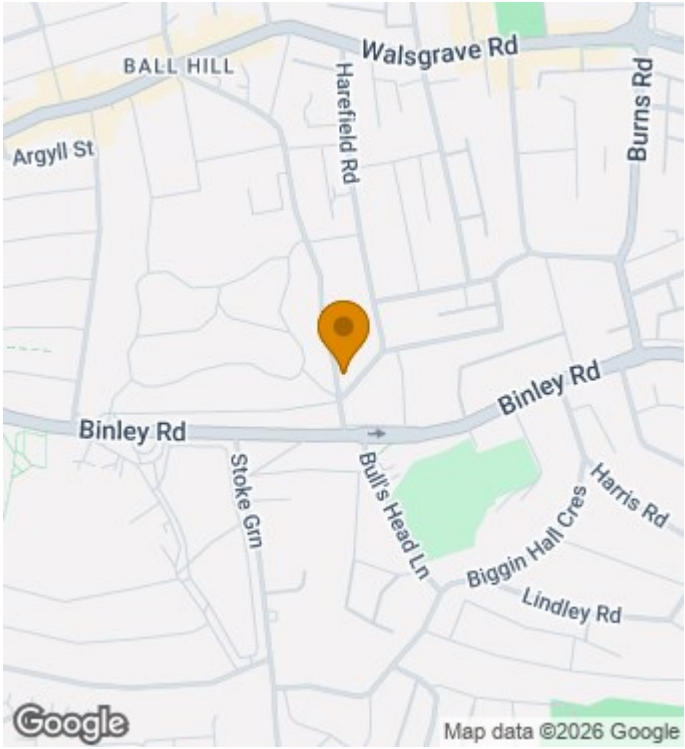
Landing
2.03m x 1.91m

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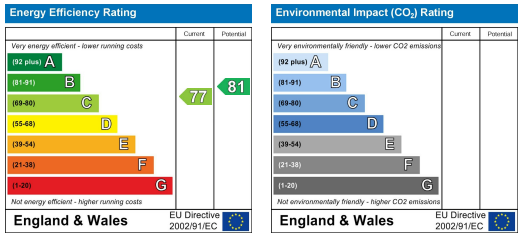
Floor Plan



Location Map



EPC



Total area: 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 ccordance 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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