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Stoney Road
CV3 6HH

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A deceptively spacious and beautifully proportioned three-bedroom detached home, ideally positioned within the sought-after Cheylesmore area of Coventry. Offering approximately 1,434 sq ft of accommodation including a detached garage, this attractive property combines generous living space with excellent versatility for modern family life.

The ground floor welcomes you via an entrance hallway with staircase rising to the first floor and access to the principal reception rooms. To the front of the property is an elegant dining room featuring a charming bay window, creating a bright and inviting space ideal for formal dining, entertaining or additional family living.

To the rear, the spacious living room enjoys excellent natural light and provides a comfortable everyday living space with direct access through to the kitchen areas. The property benefits from an extended kitchen arrangement, offering substantial preparation and storage space together with flexibility for casual dining and day-to-day family use. Rear access to the garden further enhances the practicality of the layout.

Location

Located within the highly regarded Cheylesmore area of Coventry, Stoney Road offers an excellent blend of convenience, connectivity and family-friendly living. The property is ideally positioned within easy reach of Coventry city centre, making it particularly attractive for commuters, professionals and growing families alike.

The area benefits from outstanding transport connections, with Coventry (COV) and Coventry Rail Station nearby, providing direct rail services to Birmingham, London and surrounding Midlands towns. Excellent road links via the A45, A46 and M6 also make commuting straightforward. Regular local bus services operate throughout the area with convenient access to Pool Meadow and wider Coventry transport routes.

Families are particularly well served by a strong selection of well-regarded schools nearby, including Manor Park Primary School, Stivichall Primary School and Grange Farm Primary School for primary education. Secondary options include Finham Park School, Coventry and King Henry VIII School, one of Coventry's most established independent schools.

Residents enjoy easy access to a variety of local amenities including supermarkets, cafés, restaurants, healthcare facilities and leisure options. The nearby city centre offers extensive retail and entertainment facilities, while green spaces and local parks provide opportunities for outdoor recreation. The area is also noted for its strong community feel and excellent transport accessibility.

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Dimensions

GROUND FLOOR

Garage

2.57m x 4.78m

Entrance Porch

1.32m x 1.52m

Hallway

2.18m x 4.09m

Dining Room

3.76m x 3.96m

Living Room

3.63m x 4.57m

Kitchen

2.26m x 6.17m

Kitchen Area

3.76m x 2.36m

FIRST FLOOR

Bedroom

3.66m x 4.57m

Bedroom

3.53m x 3.99m

Bedroom

2.44m x 3.33m

Bathroom

2.21m x 2.62m

OUTSIDE



Floor Plan



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

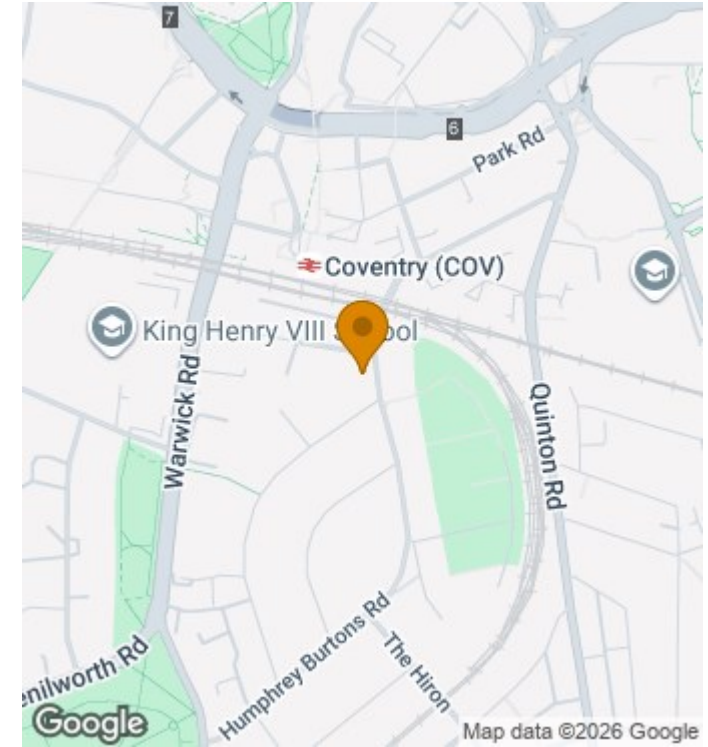
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

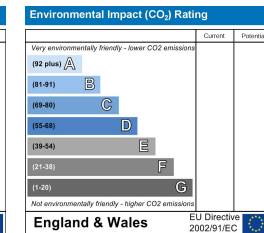
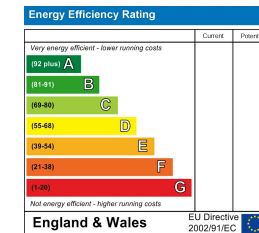
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA, to notify you that we will receive a referral fee. The fee for these services will vary depending on the 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.

Location Map



EPC



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