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Church Lane
Stoneleigh CV8 3ZZ

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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.







 **SHORTLAND
HORNE**



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

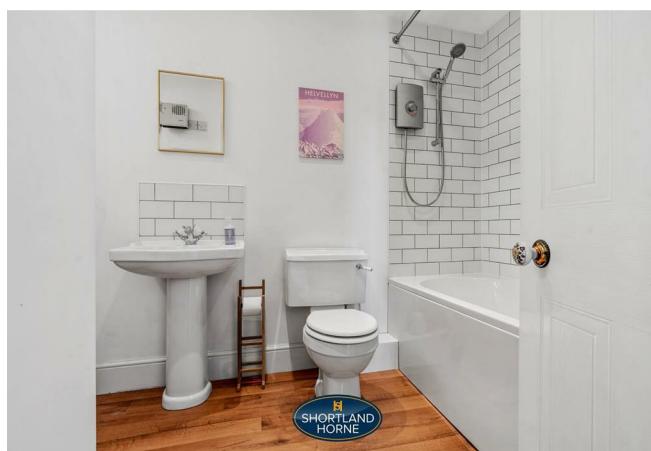
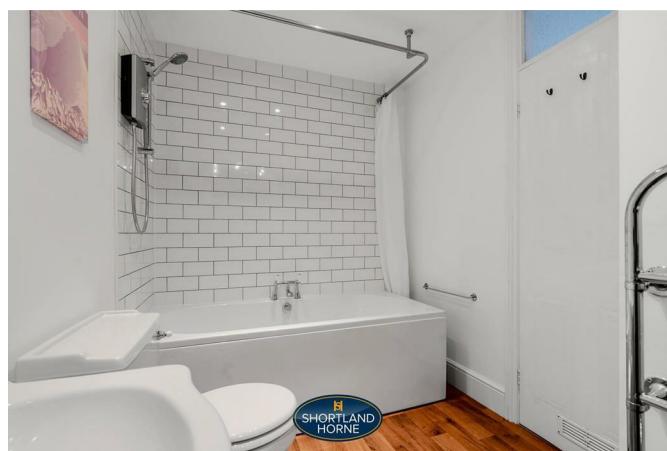
Mezzanine Floor

5.25 x 2.66

Mezzanine Room /

Bedroom 4

5.25 x 3.10



Floor Plan



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 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

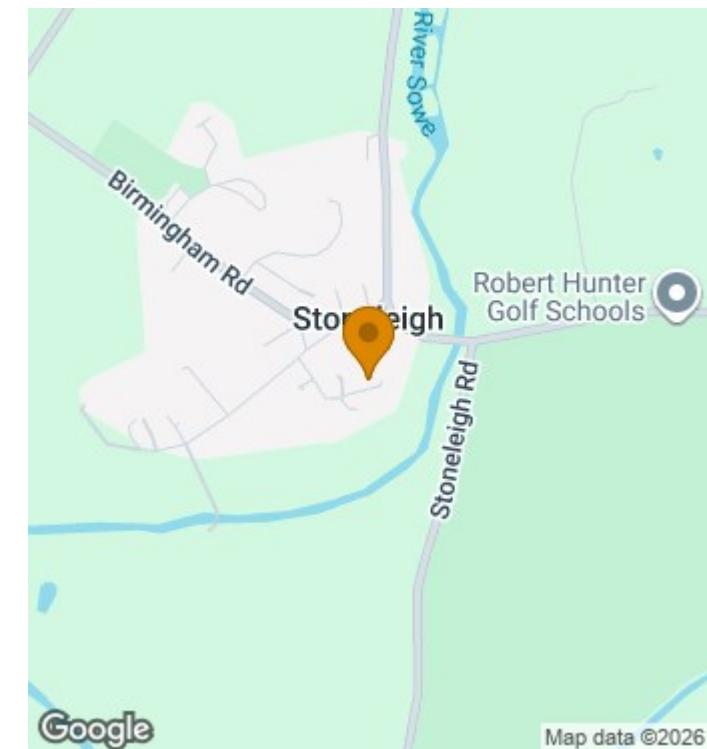
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

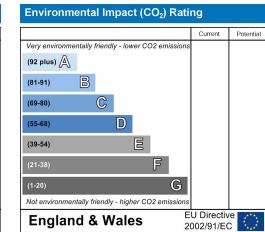
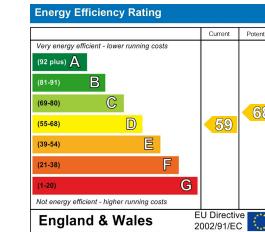
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practice 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



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