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Stepping Stones Road  
Coventry CV5 8JU

# Stepping Stones Road

## CV5 8JU

Situated in Stepping Stones Road, Coventry lies this charming mid-terrace house, which has been cleverly renovated and designed to provide an open plan living lifestyle, the current owners have created a turn key, move in tomorrow property.

As you step inside, you are greeted by a welcoming hallway leading to a cosy living room with a bay window and a delightful feature fire place. The Kitchen is a delight that's been opened up to allow modern living, with lots of work surfaces space for appliances and a feature Island with a sink. Leading from the kitchen is a family bathroom.

Upstairs, three well-appointed bedrooms await, accompanied by a spacious family bathroom shower room a sleek white suite and a walk in shower.

Outside, the garden is a true oasis, with patio seating, low maintenance lawns and access to a lovely Garage/Office. The property is equipped with gas central heating and double glazing, ensuring comfort and efficiency year-round.

Whether you are a first-time buyer or a growing family, this house offers the perfect blend of comfort, style, and functionality. Don't miss out on the opportunity to make this your dream home.









## Dimensions

### GROUND FLOOR

Recessed Porch

Entrance Hallway

Lounge

3.35m x 3.33m

Kitchen/Diner

5.05m x 3.38m

Bathroom

### FIRST FLOOR

Bedroom One

3.23m x 2.95m

Bedroom Two

3.40m x 3.10m

Bedroom Three

2.67m x 2.06m

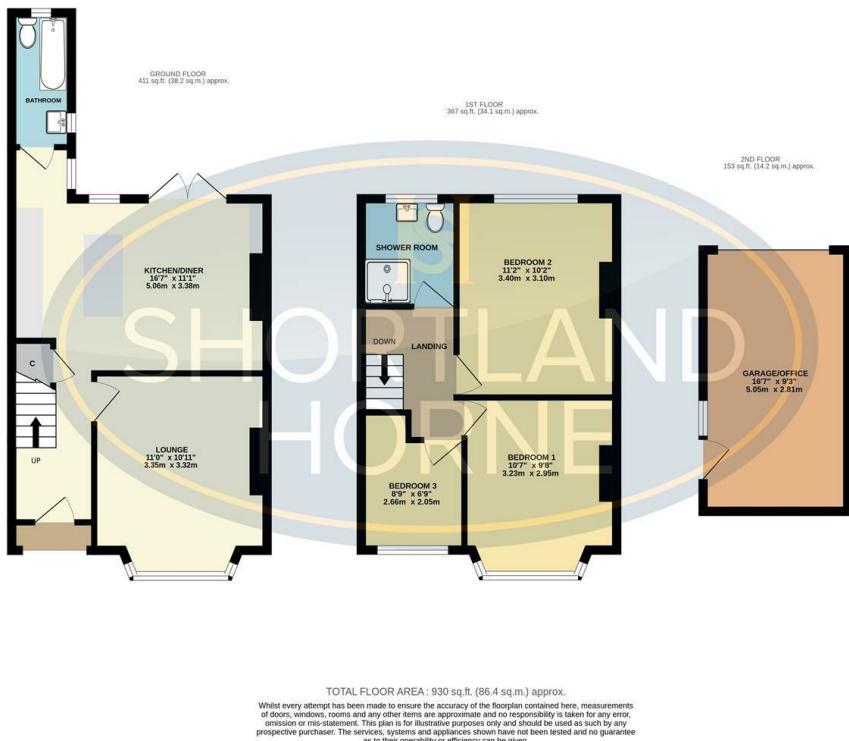
Shower Room

### OUTSIDE

Garage/Office

5.05m x 2.82m

## Floor Plan



**Total area: 930.00 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

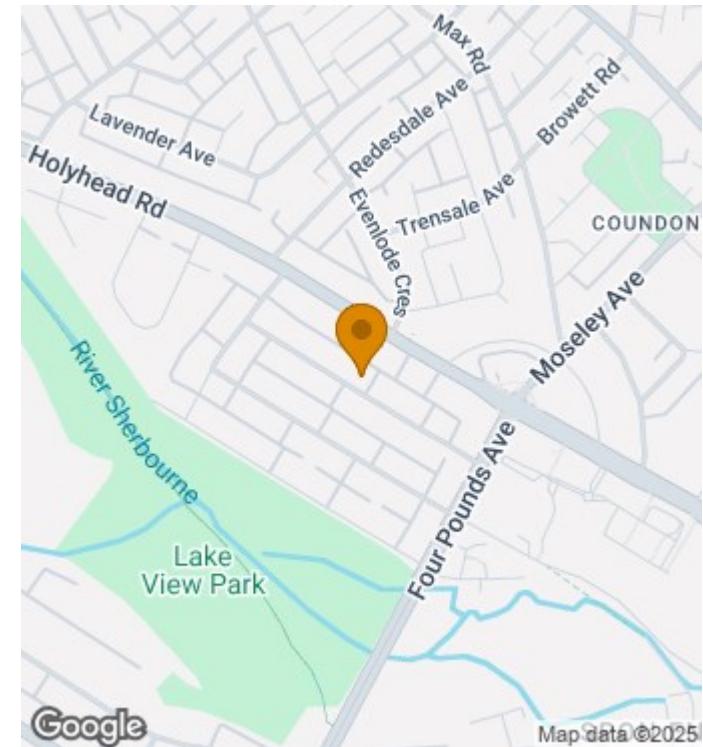
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

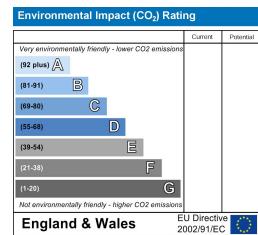
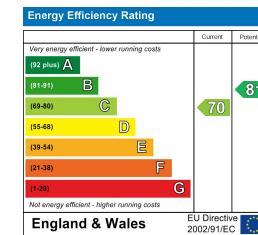
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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



## EPC



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