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Stoney Road
Cheylesmore CV1 2NP

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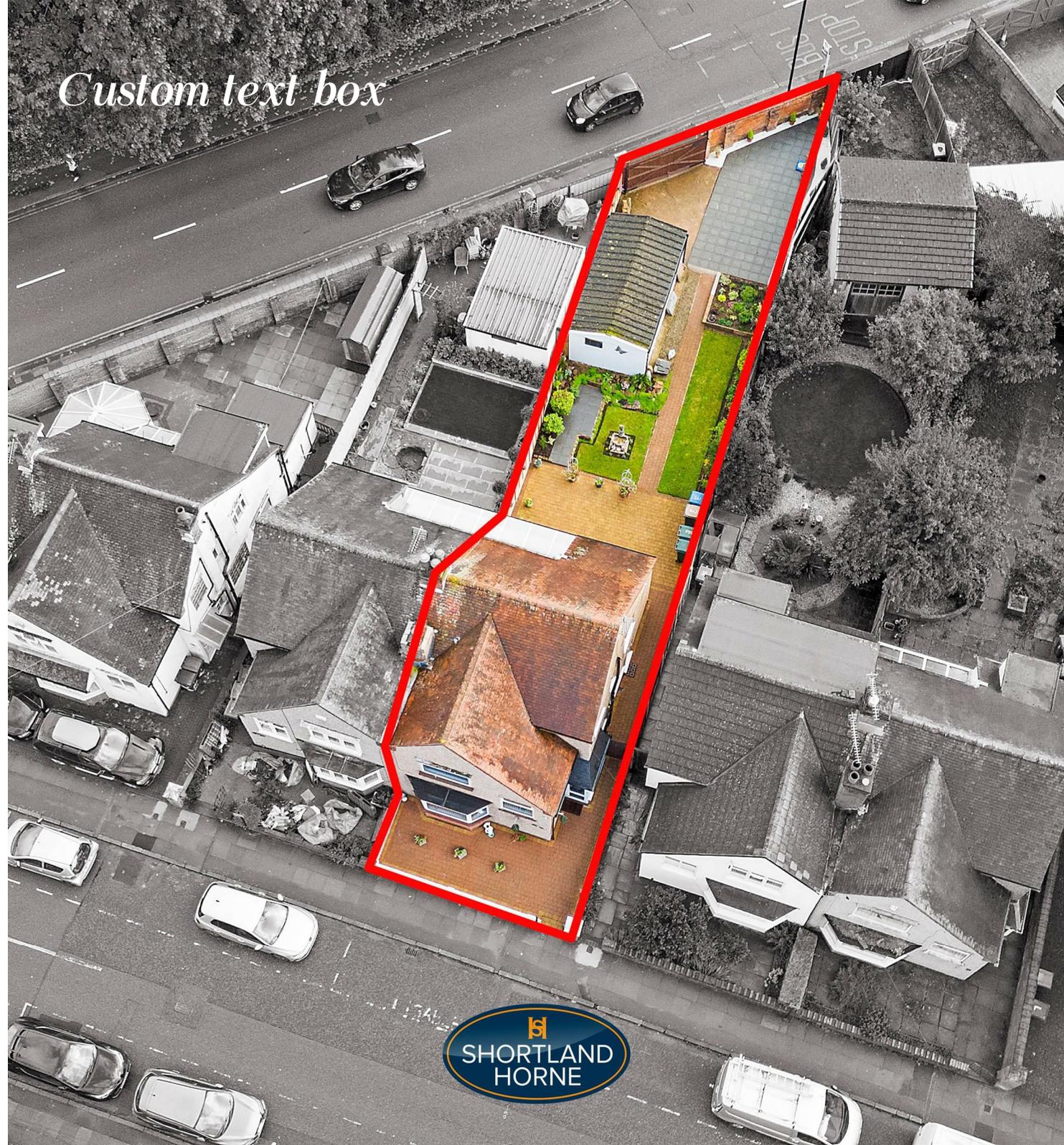
Nestled on Stoney Road in the desirable area of Cheylesmore, Coventry, this recently refurbished semi-detached family home is a true gem. With its prime location near Coventry City Centre and the Railway Station, it offers both convenience and comfort for modern living.

As you step inside, you are greeted by a spacious entrance hallway that leads to a well-appointed ground floor W.C. The heart of the home is the generous lounge, which flows effortlessly into a bright conservatory, creating an inviting space perfect for relaxation or entertaining. The modern fitted kitchen is a delight, featuring integrated appliances and a breakfast bar, ideal for casual dining.

On the first floor, you will discover three well-proportioned bedrooms, each offering a peaceful retreat for family members. The newly installed family bathroom boasts a sleek, matching white suite, providing a contemporary touch to the home.

Externally, the property is designed for ease of maintenance, with a beautifully landscaped rear garden that offers a tranquil outdoor space. A rear driveway and single garage provide ample off-street parking, ensuring convenience for you and your

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selling quality
property since 1995





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Dimensions

ENTRANCE HALL

CLOAKROOM

BAY WINDOWED
THROUGH LOUNGE

CONSERVATORY

EXTENDED FITTED
KITCHEN WITH
BUILT IN
APPLIANCES

LANDING

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

REFURBISHED
BATHROOM WITH
SHOWER

EXCELLENT ACCESS
VIA QUINTON ROAD
TO CONCRETE GARA

ADDITIONAL
HARDSTANDING

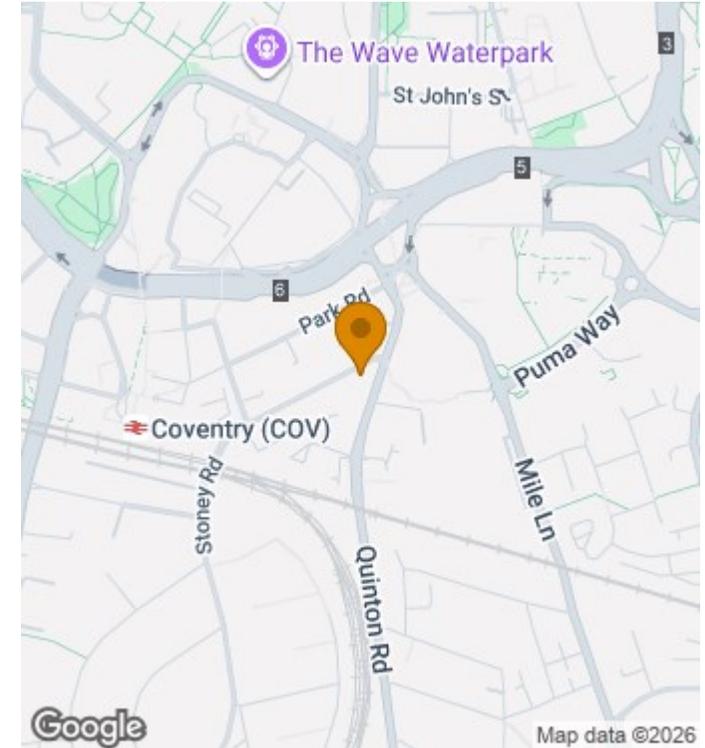
FRONT & GOOD
SIZED REAR GARDEN

 [shortland-horne.co.uk](https://www.shortland-horne.co.uk)

Floor Plan



Location Map



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

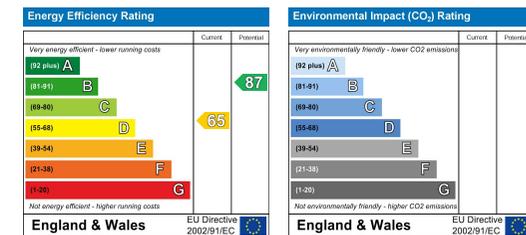
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

EPC



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