



41 Stoneleigh Avenue, Earlsdon, Coventry CV5 6DA £450,000

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Key Features

Three-Storey Accommodation
 Canopy Porch / Reception Hall
 Guest Cloakroom / Lounge
 Dining Room / Garden Room
 Re-Fitted Dining Kitchen / Utility
 Five Bedrooms Over Two Floors
 En-Suite Shower Room
 Two Family Bathrooms
 Gas Central Heating / Double Glazing
 Driveway Parking / Integral Garage
 Delightful Rear Garden

41 Stoneleigh Avenue is a most attractive, thoughtfully extended, traditional, three-storey, five bed roomed, semi detached family residence, enviably situated in this quiet highly sought after tree lined avenue.

Tenure

We have been advised that the property is FREEHOLD. However, you should check this with your legal advisor before exchanging contracts.

Vendor's Comments

I have lived in Earlsdon most of my life, leaving and happily coming back. The area is lovely, close to the park, transport and the local Earlsdon shops. Living in Earlsdon is like living in a village but also close to the City Centre.

We moved into Stoneleigh Avenue about 11 years ago, extending the property a year later. My aim was to have a family home, utilise the space effectively and provide my teenage daughter with "her own space". This has worked exceptionally well, but now as she is leaving the nest, I need to move somewhere smaller (but still in Earlsdon)!

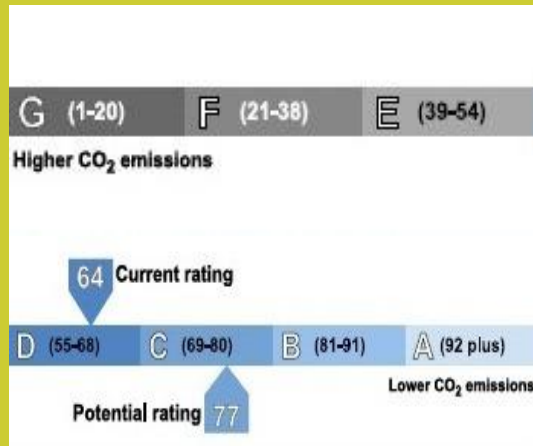
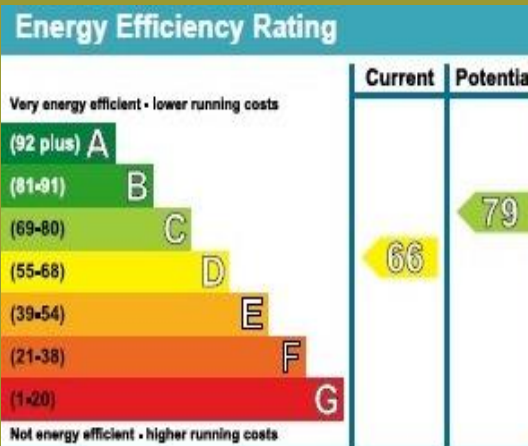
The neighbours are all friendly and supportive and they are one of the things that I will miss.

Local Authority

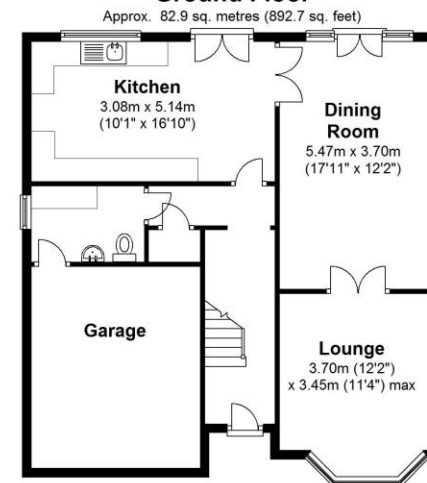
Coventry City Council

Viewing Arrangements

Telephone: 01676 534040 Email: sales@simonburthomes.co.uk Visit: www.simonburthomes.co.uk

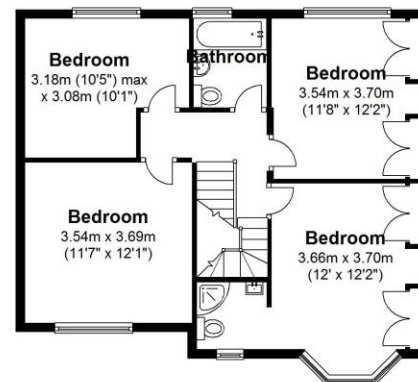


Ground Floor



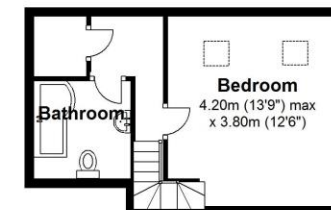
First Floor

Approx. 63.5 sq. metres (683.6 sq. feet)



Second Floor

Approx. 27.0 sq. metres (291.0 sq. feet)



Total area: approx. 173.5 sq. metres (1867.3 sq. feet)

These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Simon Burt The Estate Agent have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. Simon Burt The Estate Agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



