



JULIE PHILPOT
RESIDENTIAL



8b Birmingham Road | Stoneleigh | Coventry | CV8 3DD

£450,000

Occupying an idyllic position in the sought-after village of Stoneleigh, this modern three-bedroom semi-detached home is one of just two properties built five years ago by Court Homes. Finished to a high specification and benefitting from the remainder of a 10-year National House Building Council warranty, it offers stylish and well-planned accommodation with no upward chain.

- Modern Three Bedroom Semi-Detached Home
- High Specification Throughout
- Three Bedrooms
- Stunning Open Plan Living
- Garage, South Facing Garden and No Upward Chain



FULL DESCRIPTION

The property offers well-planned and modern accommodation arranged over two floors. To the ground floor there is a welcoming entrance hallway with a ground floor cloakroom, leading through to a superb open plan kitchen, dining and living space forming the heart of the home. The kitchen is fitted with a range of contemporary units, integrated appliances, Silestone worktops and an upgraded oven, with ample space for dining and seating. To the first floor are three well-proportioned bedrooms. The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a modern family bathroom. Externally, the property is approached via a shared driveway providing access to a private parking space and a single garage. To the rear there is an attractive south-facing garden. Further benefits include LPG central heating, double glazing and the advantage of no upward chain.

ENTRANCE DOOR TO:

ENTRANCE HALL

With staircase leading to the first floor, central heating programmer, smoke detector and hardwood doors leading off to all rooms.

CLOAKROOM

Having low level w/c, pedestal wash hand basin with tiled splashback, radiator, extractor fan, ceiling spotlights and built-in storage/cloaks cupboard with sliding doors.

KITCHEN/DINING AREA

10' 3" x 9' 6" (3.12m x 2.9m)

A fantastic open plan living space with direct access via double glazed french doors to the lawned garden. There is ample space for both seating and dining, creating a modern and highly desirable way

of living. The kitchen area features quality grey gloss units with complementary Silestone work tops and a comprehensive range of built-in units housing integrated appliances including a full-height fridge/freezer, dishwasher, washing machine, upgraded fan assisted oven/grill, and a induction hob with extractor hood over. A stainless steel sink unit is complemented by a matching range of wall cupboards, offering excellent storage throughout.

LOUNGE

19' 0" x 13' 6" (5.79m x 4.11m)

A very stylish room with rear garden views, tv and multi-media points, two radiators and quality grey wood effect flooring. Hardwood doors lead to the entrance hallway and useful understairs storage cupboard.

FIRST FLOOR LANDING

With access point to roof space and hardwood doors leading off to all rooms.

MASTER BEDROOM

11' 6" x 9' 1" (3.51m x 2.77m)

A spacious master bedroom having radiator and a range of quality built in sliding door wardrobes with ample hanging and shelving space.

EN-SUITE SHOWER ROOM

Fitted with contemporary white sanitary ware with walk-in shower enclosure, low level w/c and pedestal wash hand basin with tiled splashback. Chrome towel rail/radiator, extractor fan and inset ceiling spotlights.

BEDROOM TWO

11' 6" x 8' 7" min + door recess (3.51m x 2.62m)

A nice double room with double glazed windows to rear with fitted plantation shutters, radiator and TV point.

BEDROOM THREE

9' 5" x 7' 2" (2.87m x 2.18m)

With radiator, tv point and double glazed window with fitted plantation shutters.

FAMILY BATHROOM

6' 6" x 5' 10" (1.98m x 1.78m)

A modern family bathroom with 'P' shaped bath with mains fed shower and folding screen over, low level w/c and pedestal wash hand basin with tiled splashback. Chrome heated towel rail, shaver point, part tiled walls, tiled floor, extractor fan, 'Velux' window and inset ceiling spotlights.

OUTSIDE

FRONT GARDEN

The property is set back from the road behind a lawned front garden. There is shared vehicular access leading to the rear parking area and garage.

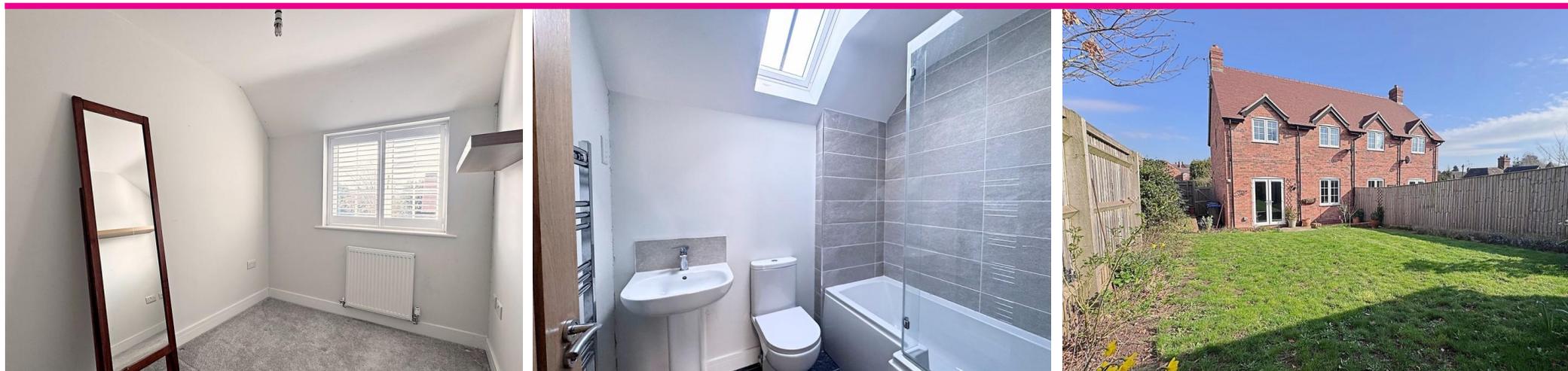
SINGLE GARAGE

19' 7" x 9' 6" (5.97m x 2.9m)

With up and over door, power and light.

REAR GARDEN

The sunny south aspect rear garden is mainly laid to lawn with a patio area ideal for outdoor seating and entertaining. Timber fencing encloses the garden, providing a good degree of privacy. Personal rear gate provides access to the garage.



Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

Contact Details

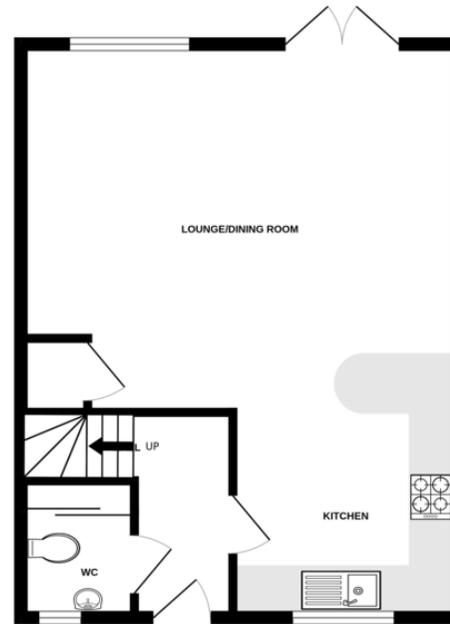
T: 01926 257540

E: sales@juliephilpot.co.uk

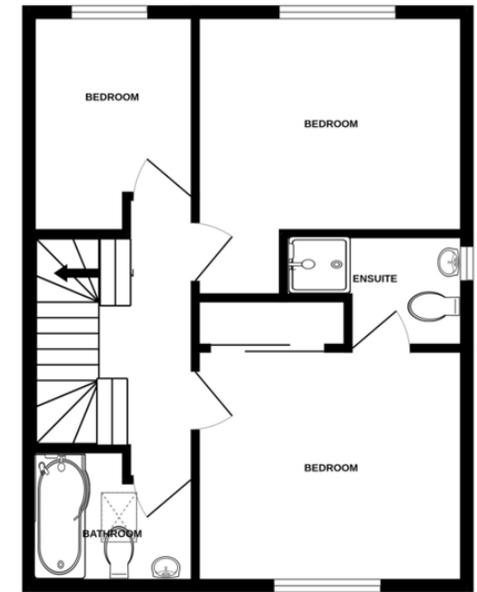
W: www.juliephilpot.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

GROUND FLOOR
471 sq.ft. (43.8 sq.m.) approx.



1ST FLOOR
471 sq.ft. (43.8 sq.m.) approx.

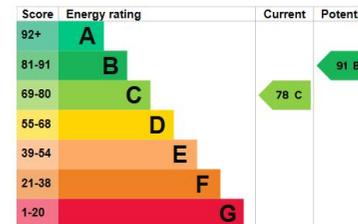


TOTAL FLOOR AREA : 942 sq.ft. (87.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60