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Stonehaven Drive
Finham CV3 6EX

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An extremely well presented four bedroom detached home situated in the highly popular residential location of Stonehaven Drive, Finham just off the St Martins Road. The property must be viewed to appreciate the light, living space and quality fittings it has to offer. The house is within easy reach of Coventry City Centre, Leamington, Kenilworth, local shops and amenities.

This well designed property offers ideal living space for a family briefly comprising of an entrance hallway leading to a fitted Kitchen with the added benefit of a spacious utility room. The door from the Kitchen leads through to Dining room with double doors leading to the garden there are double doors leading to the lounge with a feature gas fire. The study is to the front aspect and there is also downstairs w/c. Upstairs there is a spacious landing with a feature window adding extra light into the property through to the master bedroom. The master bedroom is facing the front with fitted wardrobes and the owners have fitted a quality en-suite shower room. There are three further double bedrooms and a very nicely finished family bathroom with a bath and shower. Outside you have a wonderful front garden with parking for several cars. The rear garden is fully enclosed mainly laid to lawn with mature shrubs and trees and a paved patio area ideal for outside entertaining. The property also has the added benefit of a 185 x 89 attached garage and car port.









Dimensions

GROUND FLOOR

Entrance Hall
2.67m x 2.92m

Living Room
5.18m x 4.29m

Dining Room
3.30m x 5.44m

Kitchen
3.30m x 3.05m

Utility
2.44m x 2.74m

W/C

Study
2.41m x 2.49m

Garage
5.61m x 2.67m

Car Port
5.41m x 3.68m

FIRST FLOOR

Bedroom 1
4.24m x 3.63m

En-suite
1.42m x 2.34m

Bedroom 2
4.24m x 4.29m

Bedroom 3
3.43m x 3.33m

Bedroom 4
2.41m x 2.57m

Bathroom
2.54m x 1.68m

Floor Plan



Total area: approx. 166.9 sq. metres (1796.6 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Total area: 1796.60 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 Home.

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 Home 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.

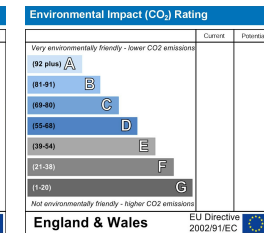
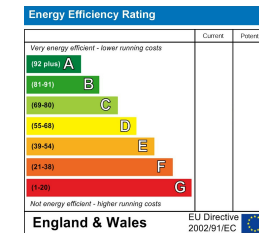
Referrals If Shortland Home have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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

Shortland Home'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 Home 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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