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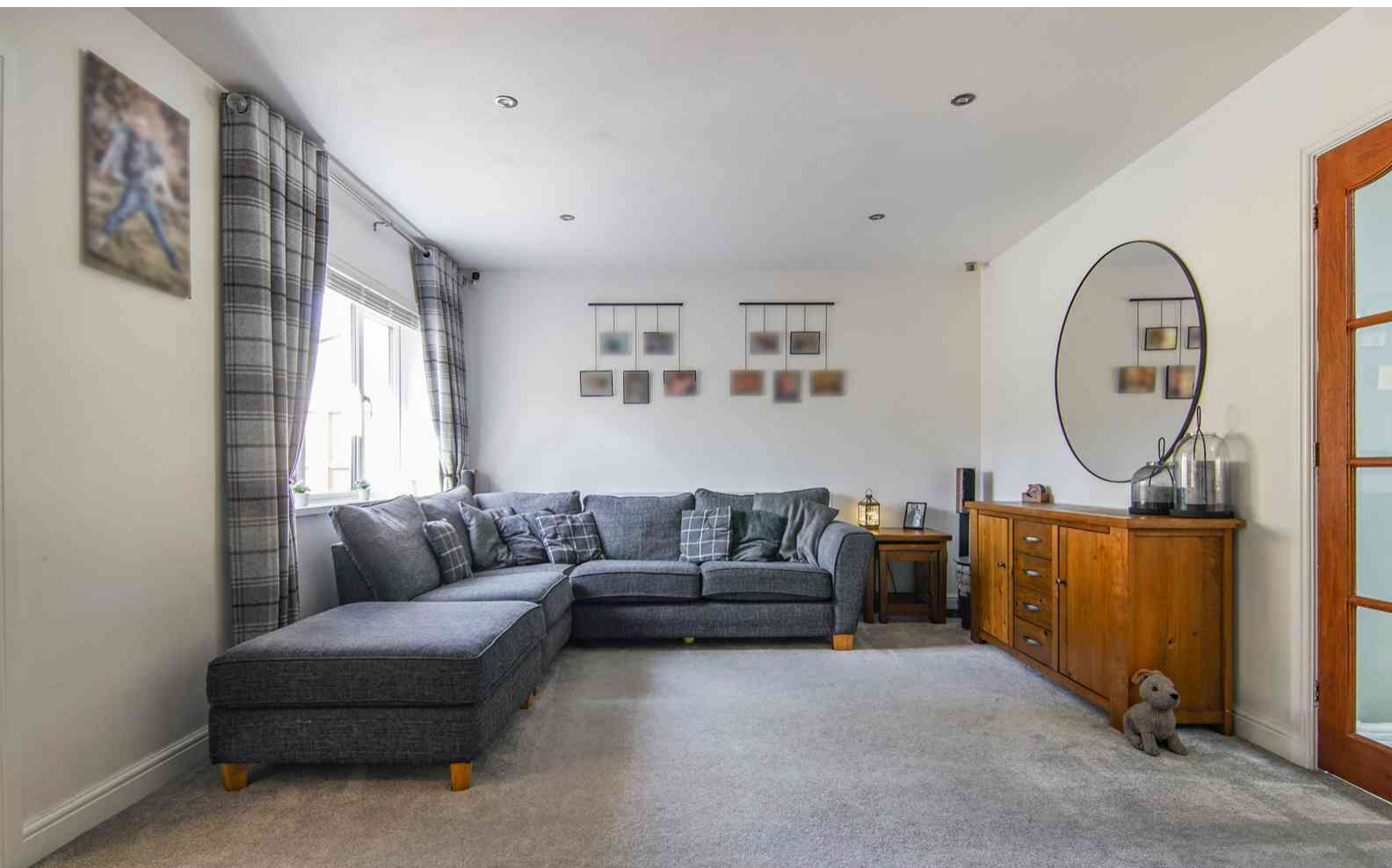# 141 Stonebury Avenue, Coventry, West Midlands. CV5 7DW

£425,000 Freehold

FOR SALE

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PROPERTY SUMMARY

Four Double Bedrooms | Downstairs Utility & W/C | Well Presented Throughout | Garage & Driveway For Two Cars | Perfect Family Home | Generous South Facing Rear Garden | Extended at the Rear | Sought After Location of Eastern Green | Approx. Total Floor Area: 112 square metres | Travel Links & Local Amenities

FEATURES

- Four Double Bedrooms
- Downstairs Utility & W/C
- Well Presented Throughout
- Garage & Driveway For Two Cars
- Perfect Family Home

- Generous South Facing Rear Garden
- Extended at the Rear
- Sought After Location of Eastern Green
- Approx. Total Floor Area: 112 square metres
- Travel Links & Local Amenities

PROPERTY DESCRIPTION

Property Location

Stonebury Avenue lies in the popular Eastern Green area of Coventry. The position is well situated for local shops, schools and other amenities and gives access to and from the city centre with regular bus services utilising Broad Lane. In addition, the A45 is conveniently situated for easy access to other major local centres.

Key Facts for Buyers

See the brochure for a Guide to This Property & the Local Area

Room Measurements

Room dimensions and total floor areas are included within our floor plan

Additional Information*

Selling Position: Purchasing another property

Age of the Property: 40 years

Last Sold: 6 years ago

Council Tax Band: E

Local Authority: Coventry

Electrical Performance Certificate Rating: D

Approx. Total Floor Area: 112 square metres

Parking: Parking for 2 cars & garage

Heating System: Gas
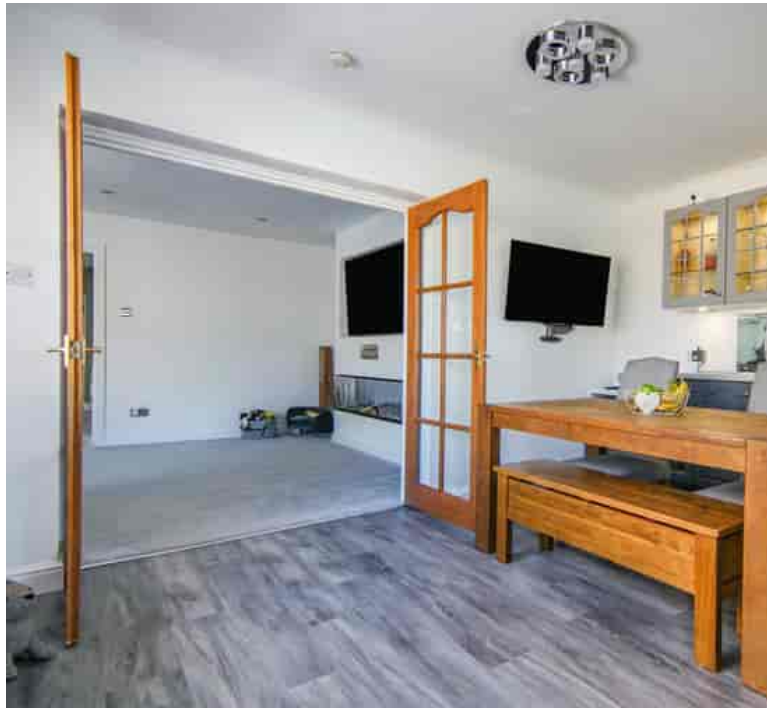
Boiler Last serviced: January 2023

Boiler Location: Garage
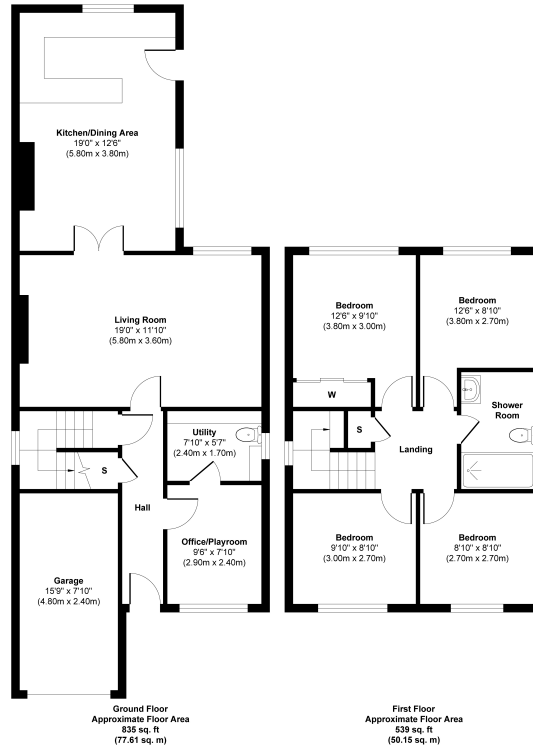
Fuse Box Location: Garage

Type of Windows: Double glazing installed in 2019 & 2021

Loft: Fully insulated, partially boarded with ladder and lights

*Please verify these details through the conveyancing process

FLOORPLAN & EPC

Ground Floor

Kitchen/Dining Area
19'0" x 12'6"
(5.80m x 3.80m)

Living Room
19'0" x 11'10"
(5.80m x 3.60m)

Utility
7'10" x 5'7"
(2.40m x 1.70m)

Hall

Office/Playroom
9'6" x 7'10"
(2.90m x 2.40m)

Garage
15'9" x 7'10"
(4.80m x 2.40m)

S

First Floor

Bedroom
12'6" x 9'10"
(3.80m x 3.00m)

Bedroom
12'6" x 8'10"
(3.80m x 2.70m)

W

S

Landing

Shower Room

Bedroom
9'10" x 8'10"
(3.00m x 2.70m)

Bedroom
8'10" x 8'10"
(2.70m x 2.70m)

Ground Floor
Approximate Floor Area
835 sq. ft
(77.61 sq. m)

First Floor
Approximate Floor Area
539 sq. ft
(50.15 sq. m)

Approx. Gross Internal Floor Area 1374 sq. ft / 127.76 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) **A**		
(81-91) **B**		
(69-80) **C**		
(55-68) **D**		77
(39-54) **E**	64	
(21-38) **F**		
(1-20) **G**		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive
2002/91/EC

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