



DM&Co.
— SALES & LETTINGS —

157 Stonebury Avenue
CV5 7DW

Gorgeous 3-Bedroom Link Detached
Family Home Available From The 31st
January On An Unfurnished Basis.



DETAILS

This charming 3-bedroom link detached family home is available from the 31st January on a part furnished basis.

Entering into the property you have a spacious porch which has access to a single garage & the hallway.

From the hallway you have access to the kitchen which has a freestanding dishwasher, electric hob & electric oven.

The through lounge diner contains a three piece suite & has sliding doors which allow access to a lovely airy conservatory.

Upstairs you have three double bedrooms & a well-presented family bathroom.

Coventry Council - Tax Band D

OUTSIDE

The property is based in a fantastic location boasting local nurseries & schools, as well as an abundance of local shops, supermarkets & restaurants.

To the front of the property you have a driveway big enough to fit 2 large family cars.

The rear garden is beautifully presented. It is partly paved & has steps running up to a grassy area.

This can be accessed either from the conservatory or porch.

VIEWINGS

At short notice with DM & Co. Homes on 0121 775 0101 or by email lettings@dmcohomes.co.uk



MATERIAL INFORMATION

Percentage of Mobile Coverage In Your Area -

EE - 84%

Vodafone - 74%

3 - 70%

O2 - 77%

Broadband Availability -

Openreach, CityFibre, Virgin Media

Broadband Type

Standard 9 Mbps (Highest available download speed)

0.9 Mbps (Highest available upload speed)

Superfast 80 Mbps (Highest available download speed) 20

Mbps (Highest available upload speed)

Ultrafast 1800 Mbps (Highest available download speed)

1000 Mbps (Highest available upload speed)

Very Low Flood Risk

OTHER SERVICES

DM & Co are pleased to offer the following services:-

Residential Lettings: If you are considering letting your property, please contact the office on 0121 775 0101.

Mortgage Services: If you would like advice on the best mortgages available, please contact us on 0121 775 0101.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements.

FEATURES

- 3-Bedroom Link Detached Family Home
- Three Double Bedrooms
- Within 15 Minute Drive To Coventry City Centre
- Fantastic Links To M40 & M6
- Driveway To Fit 2 Large Family Cars
- Spacious & Airy Conservatory To Rear
- Beautifully Presented Rear Garden
- Holding Deposit - £311.00
- Security Deposit - £1557.69
- Available From 31st January

SIZE

Total - 1119.60 sq ft

VIEWING

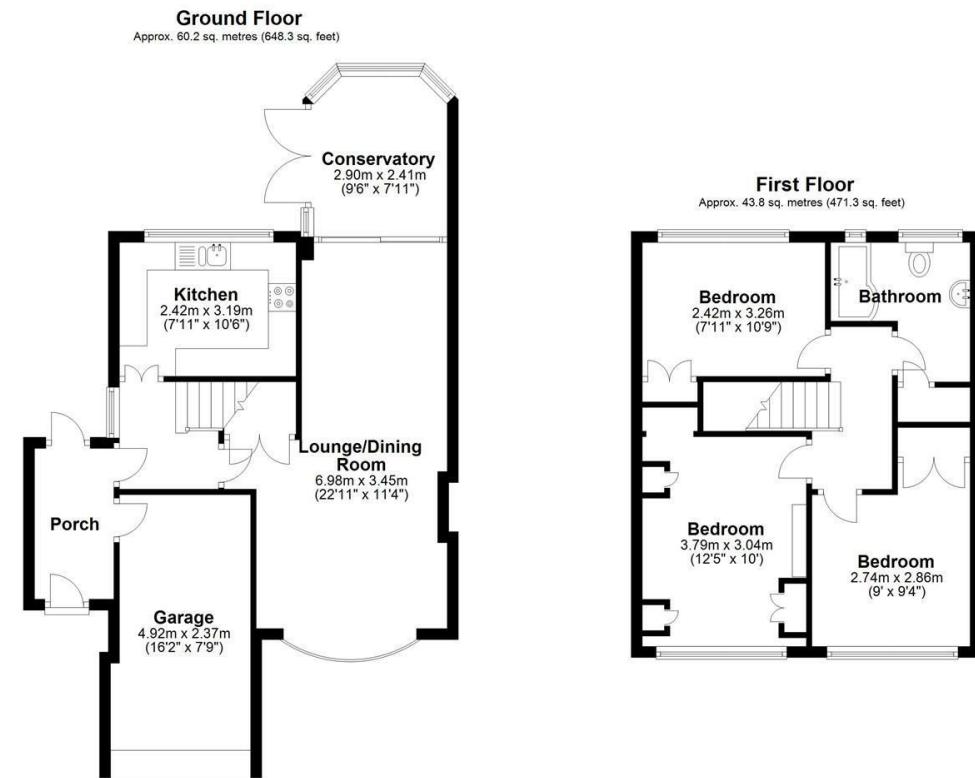
Book a viewing with Sole Agents DM & Co.

Premium by phone or email:

 0121 775 0101

 lettings@dmandcohomes.co.uk

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Total area: approx. 104.0 sq. metres (1119.6 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.
Plan produced using PlanUp.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|---|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 63 | 79 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC |  |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|---|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC |  |