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Property Experts



Courfelle Road
Paragon Park CV6 5FH

Courtelle Road

CV6 5FH £1,300 PCM

* WELL PLANNED THREE STOREY 3 BEDROOM SEMI * PLEASANT MODERN DEVELOPMENT BY PERSIMMON HOMES * DIRECT ACCESS DOUBLE LENGTH CAR PARKING BAY * VIEWING HIGHLY RECOMMENDED

Nestled in Paragon Park, just off Shortridge Drive, this delightful three-storey semi-detached house built by Persimmon homes. The property boasts a modern design within a pleasant and modern development to the north of the city.

Upon entering, you are greeted by a spacious reception room that leads seamlessly into a full-width dining / open-plan fitted kitchen with split level hob & oven. The property features three inviting bedrooms on two floors, one of which includes an ensuite shower room and two having fitted wardrobes. With two well-appointed bathrooms in total, this home offers comfort and practicality for everyday living and ground floor cloakroom.

AVAILABLE FROM 2ND JUNE | EPC RATING: B |
COUNCIL TAX BAND: C

selling quality
property since 1995









Dimensions

VESTIBULE HALL

SPACIOUS LOUNGE

4.50 x 3.60

INNER HALL

CLOAKROOM

DINING OPEN PLAN

FITTED KITCHEN

3.60 x 2.67

LANDING

BEDROOM ONE

5.12 x 2.46

ENSUITE SHOWER
ROOM

BEDROOM TWO

3.60 x 2.70

BEDROOM THREE

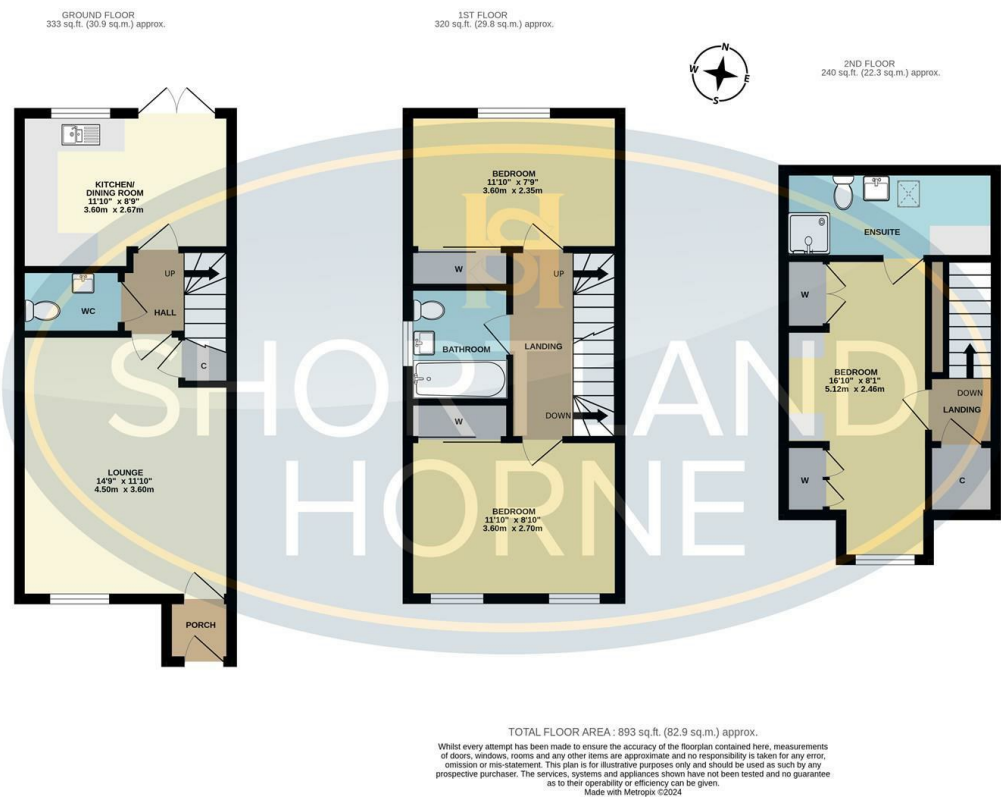
3.60 x 2.35

FAMILY BATHROOM

DIRECT ACCESS
DOUBLE LENGTH
CAR PARKING BAY



Floor Plan



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 Horne.

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 Horne 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.

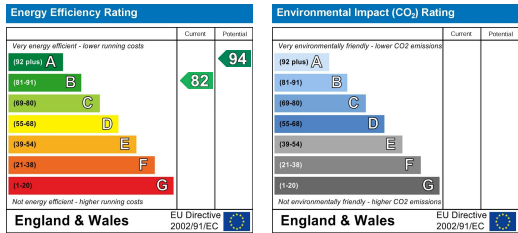
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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

Shortland Horne'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 Horne 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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