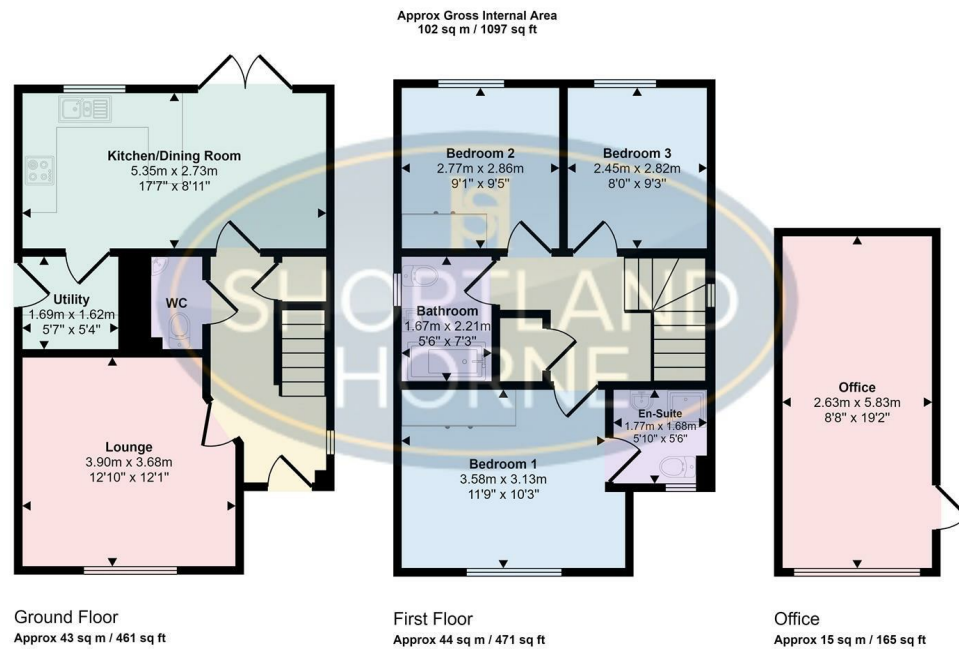


## Floor Plan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### 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.



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10 Euston Place, Leamington Spa CV32 4LJ

**call:** 02476 442 288  
**email:** sales@shortland-horne.co.uk  
**visit:** shortland-horne.co.uk

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**Paragon Way**  
**Foleshill CV6 5LD**



**£313,000**

**Bedrooms 3  
Bathrooms 3**

Presenting this three-bedroom detached family residence with a converted garage, offering versatile office space or a home gym. Situated in a private location with expansive open views to the front, this property is part of a small development crafted by Taylor Wimpey. Conveniently close to superb amenities, including a local park for children and delightful walks along the Coventry Canal, this home comes with the assurance of a valid NHBC warranty.

The property boasts unobstructed front views, three off-road parking spaces, a meticulously maintained private rear garden, and a prized garage conversion, providing an additional multipurpose room—a perfect space for remote work, a home gym, or a children's area.

The ground floor presents a welcoming front entrance hallway, a convenient downstairs toilet, a generously sized lounge, and an impressive fully fitted kitchen/diner. The kitchen stands out with upgraded granite counter tops, ideal for meal preparation, enhanced by built-in blinds on the patio doors and complemented by a utility room with side access.

Ascend to the first floor, revealing three ample bedrooms, with the master bedroom featuring an en-suite shower room comprising WC and washbasin. The family bathroom, equipped with modern amenities including a bath with a shower over, glass screen, wash hand basin, and WC, caters to the household's needs.

This property boasts numerous upgrades, such as a modern smart heating system, security cameras, and upgraded kitchen and bathrooms. Its prime location within the development adds to its appeal. With a valid NHBC warranty in place, an internal viewing is highly recommended to truly grasp the essence of this outstanding and contemporary family home.

**GOOD TO KNOW:**

- Tenure: Freehold
- Vendors Position: Vendor has secured a new property
- Parking Arrangements: Driveway
- Garage Details: Converted into an office
- EPC Rating: B
- Total Area: Approx. 1097 Sq. Ft



<b>GROUND FLOOR</b>		En-Suite	5'10 x 5'6
Hallway		Bedroom Two	9'1 x 9'5
Lounge	12'10 x 12'1	Bedroom Three	9'3 x 8'
Kitchen/Dining Room	17'7 x 8'11	Bathroom	7'3 x 5'6
Utility	5'7 x 5'4	<b>OUTSIDE</b>	
WC		Office (Converted Garage)	19'12 x 8'8
<b>FIRST FLOOR</b>		Rear Garden	
Landing		Driveway	
Bedroom One	11'9 x 10'3		