

Floor Plan



TOTAL FLOOR AREA : 1130 sq.ft. (105.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			95
(92 plus) A		84	
(81-91) B			
(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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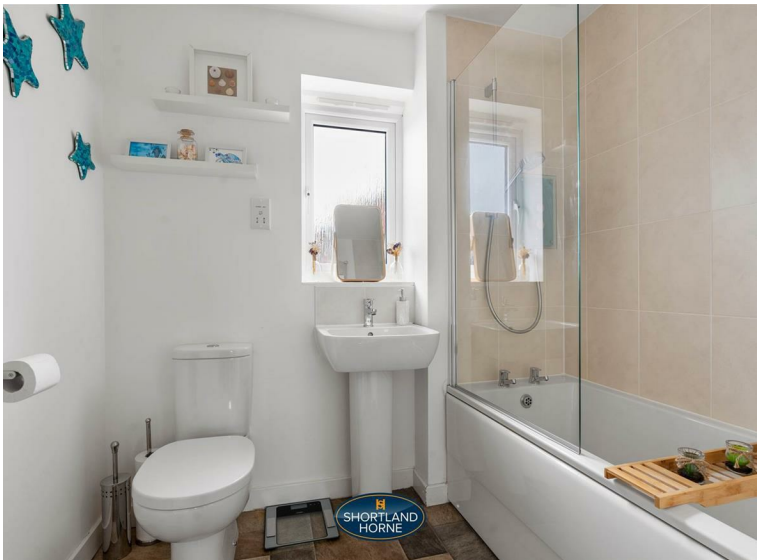
call: 02476 442 288
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

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Paragon Way
Foleshill CV6 5LD



£330,000

**Bedrooms 3
Bathrooms 2**

Fall in love with this charming 3-bedroom detached home, boasting spacious, light-filled interiors, sleek finishes, and a family-friendly layout. This beautiful double-fronted residence, featuring a detached garage, harmoniously balances exterior and interior design. Part of a small development by Persimmon Homes, it is conveniently close to superb amenities, including a local park for children and delightful walks along the Coventry Canal. Additionally, it comes with the assurance of a valid NHBC warranty and is offered for sale with no chain!

As you arrive, you'll appreciate the sizable driveway offering convenient off-road parking, ensuring ample space for you and your guests.

Upon entering, you'll be wowed by the open-concept living spaces that blend sophistication and warmth. Crisp white walls set the tone for the stylish living lounge, which is bright and welcoming with a large window and French doors to the rear garden, inviting in plenty of natural light. This space is perfect for relaxation and entertainment, providing a retreat to unwind and enjoy your favourite shows. Whether you're looking to cook, dine, relax, work, or entertain, this property has it all.

A generous entrance hall leads seamlessly into an open-plan kitchen/dining area. The kitchen is a culinary enthusiast's dream, featuring an integrated dishwasher, oven, and four-ring hob, ensuring seamless cooking experiences. The sleek light-coloured worktops exude sophistication against the dark-coloured cabinets. The space is beautifully illuminated with inset spotlights, and the dual-aspect windows fill the room with natural light. Completing the ground floor are a utility room and WC.

Take the Spanish-inspired stairs to the first floor, which accommodates three well-proportioned bedrooms. The main bedroom boasts an en-suite for added privacy, creating a sanctuary from the hustle of family life. A family bathroom, in addition to the downstairs cloakroom/WC, ensures no one is short of bathroom space in the morning. The main bedroom is bathed in natural light from two windows and has a wardrobe with glass sliding doors. All bedrooms are tastefully decorated to provide a peaceful night's sleep. The pristine bathroom offers a bathtub with a shower over it, creating the perfect setting to relax and rejuvenate at the end of a long day.

The delights of this family home extend outdoors to a fantastic garden plot. Head through the French doors to the south-west facing patio, which sits under a stunning aluminium pergola. With a shutter-style roof and privacy screens that can be effortlessly opened and closed, this pergola allows you to choose between sitting in sunshine or shade, and provides shelter should it start to rain unexpectedly—typical of British weather! There is also an expanse of lush lawn for outdoor play. Whether you're relaxing with drinks or enjoying authentic Spanish paella with loved ones, this is the perfect place to be. Additionally, the owners have added money-saving solar panels with battery storage, enhancing the home's eco-friendliness and reducing energy costs. There is plentiful off-road parking and access to a detached garage.

GOOD TO KNOW:
 Tenure: Freehold
 Vendors Position: No Chain
 Parking Arrangements: Driveway
 Garage Details: Single Detached garage at the side of the property
 Garden Direction: South-West
 Council Tax Band: C



GROUND FLOOR

Hallway	
Lounge	18'4 x 10'2
Kitchen/Dining Room	18'4 x 9'4
Utility	
WC/Cloakroom	
FIRST FLOOR	
Landing	

Bedroom 1	18'4 x 10'2
En-Suite	
Bedroom 2	10'7 x 9'2
Bedroom 3	9'2 x 7'7
Bathroom	
OUTSIDE	
Garage	19'5 x 9'9
Driveway	
Rear Garden	