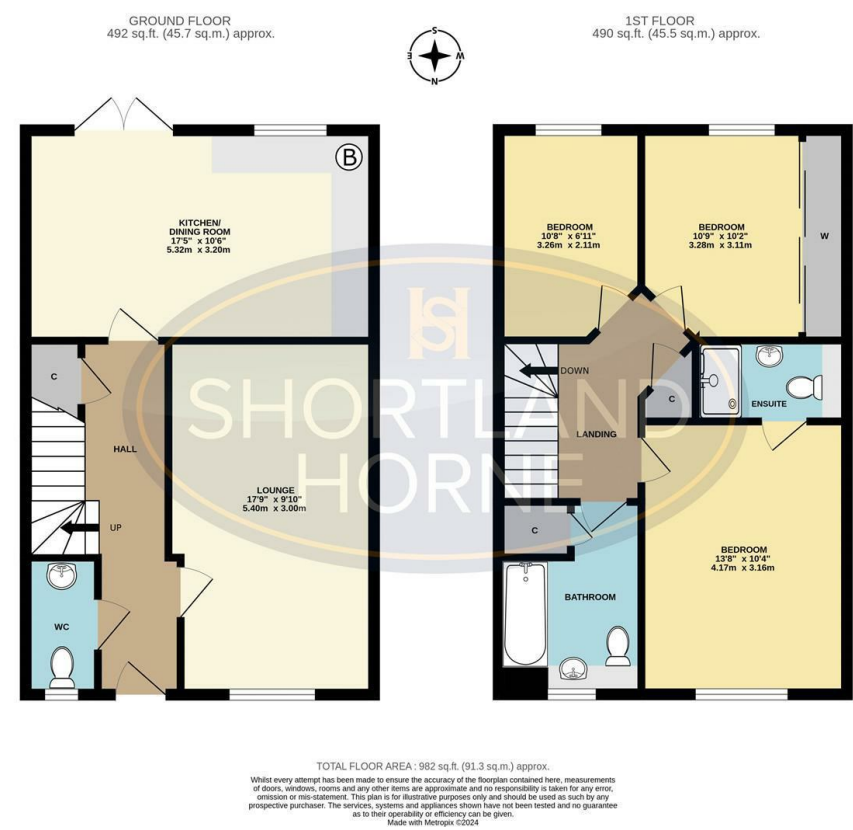
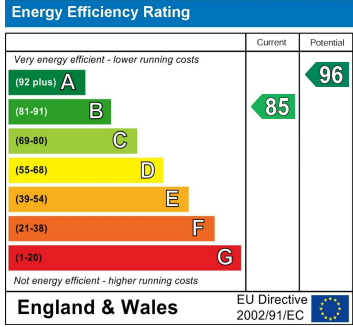


Floor Plan



EPC



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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Dairy Road
Stoke CV2 4PB



£290,000

Bedrooms 3
Bathrooms 2

This stunning semi-detached home effortlessly combines comfort, style, and convenience. Built in 2019, it offers thoughtfully designed living spaces across two floors, perfect for modern family life.

Ground Floor
Entrance Hall: Step into a welcoming hallway, complete with a guest WC for added convenience.
Lounge: A bright and airy space, ideal for relaxing evenings. The room features wood effect flooring and accommodates a large sofa with ease.
Kitchen/Dining Room: The heart of the home showcases sleek cream cabinetry, a built-in oven, gas hob, extractor fan, integrated dishwasher, and fridge-freezer and space for a large family dining table while inset spotlights and French doors fill the room with natural light and open to the south-facing rear garden.

First Floor

Nestled within the exclusive Swancroft development of just 24 homes, this modern semi-detached property, built in 2019 by the award-winning O’Flanagan Homes, offers contemporary living at its finest.

From the moment you step inside, you’ll be captivated by the generous room sizes and the high-quality finish that defines every corner of this home. With its neutral décor, the property provides a versatile canvas for you to personalize, while the warm and inviting atmosphere ensures a sense of comfort and relaxation.

Perfect for families, professionals, or those looking to upsize, this home seamlessly combines elegance with practicality, making it a wonderful place to call your own.

GROUND FLOOR			
Hallway		Bedroom1	13'8 x 10'4
Lounge	17'9 x 9'10	En-Suite	
Kitchen/Dining Room	17'5 x 10'6	Bedroom 2	10'9 x 10'2
Guest WC		Bedroom 3	10'8 x 6'11
FIRST FLOOR		Family Bathroom	
Landing		OUTSIDE	
		Rear Garden	
		Driveway	