

Floor Plan

GROUND FLOOR
528 sq.ft. (49.1 sq.m.) approx.




TOTAL FLOOR AREA : 970 sq.ft. (90.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		<p>68</p>	<p>83</p>
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p>	

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 Home 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.

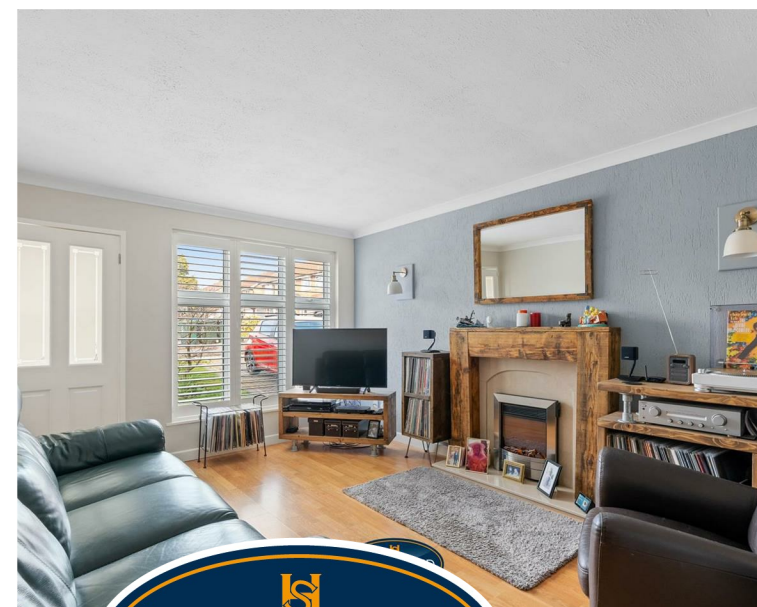
Appliances

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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The logo for Shortland Horne, featuring a stylized 'SH' monogram in gold and blue, with the words 'SHORTLAND HORNE' in white capital letters on a dark blue oval background.

follow us  

Paxmead Close

CV6 2NJ



£285,000

Bedrooms 3
Bathrooms 1

Tucked away in a quiet residential street in the heart of Holbrooks, this charming three-bedroom semi-detached home offers the perfect blend of modern comfort and everyday convenience. With its stylish interiors, well-proportioned rooms, and a sun-soaked garden, this home is ideal for families, first-time buyers, or anyone looking for a peaceful retreat with everything you need right on your doorstep.

As you step inside, you're greeted by a welcoming entrance porch, setting the tone for the rest of the home with its light, airy feel. The lounge is a cosy yet spacious sanctuary, featuring warm, neutral tones, sleek laminate flooring, and a stylish electric fireplace that creates a comforting ambience during colder months. A large front-facing window bathes the room in natural light, making it a bright and inviting space to relax in.

To the rear of the home, the open-plan kitchen and dining area is the heart of the house—a space designed for both everyday living and entertaining. The contemporary kitchen boasts sleek, light-coloured shaker-style cabinetry, integrated appliances, and ample countertop space for meal preparation. The adjoining dining area is perfect for family meals. French doors open directly onto the rear garden, allowing a seamless flow of indoor-outdoor living, whether you're hosting summer barbecues or simply enjoying a peaceful moment with a cup of tea in the fresh air. A conveniently placed downstairs WC adds a practical touch to the ground floor.

Upstairs, three well-appointed bedrooms offer flexibility for modern living. The master bedroom is a true retreat, complete with fitted wardrobes that provide excellent storage without compromising on space. The second double bedroom, overlooking the garden, features a built-in cupboard housing the boiler, while the third bedroom—ideal as a child's room, nursery, or home office—adds further versatility. The family bathroom is a sleek and stylish haven, finished with a crisp white three-piece suite, a practical vanity unit, and contemporary tiling that gives it a fresh, spa-like feel.

Step outside into the rear garden, and you'll find a beautifully landscaped space designed for easy maintenance and enjoyment. A suntrap patio provides the perfect spot for outdoor dining, while the artificial lawn ensures a lush, green space year-round with minimal upkeep. High-quality fencing encloses the garden, offering both privacy and security. To the front, a neatly paved driveway provides off-road parking and leads to the integral garage, offering additional storage or potential for conversion to suit your needs.

Situated in a sought-after area, this home is just a stone's throw from the Arena Retail Park, offering a fantastic selection of shops, supermarkets, and dining options. Excellent transport links via the A444 and M6 make commuting effortless, while nearby schools and green spaces, such as Longford Park, provide fantastic amenities for families.

With its stylish interiors, generous living spaces, and prime location, this home is the perfect place to put down roots. Could this be the one for you?

GOOD TO KNOW:
Tenure: Freehold
Vendors Position: Looking for a property to buy
Parking: Driveway
Garden Direction: South-East
Council Tax Band: C



GROUND FLOOR		Bedroom 2	10'3 x 9'11
Porch		Bedroom 3	8'10 x 8'6
Lounge	15'2 x 10'9	Bathroom	
Kitchen/Dining Room	15'6 x 14'8	OUTSIDE	
Guest WC		Rear Garden	
FIRST FLOOR		Driveway	
Landing			
Bedroom 1	13'9 x 9'11		