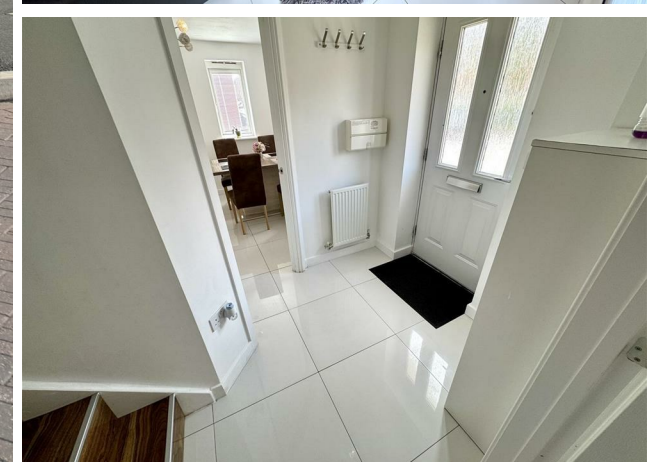
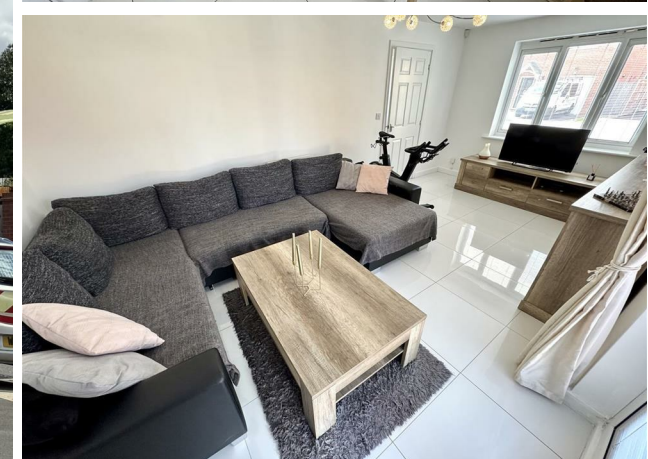




Shortridge Drive Paragon Park Coventry CV6
£310,000

Benburys
SALES AND LETTINGS

****DETACHED HOUSE**** Benburys are pleased to present this modern three bedroom detached house on the popular Paragon Park estate. To the ground floor is a spacious lounge, kitchen/dining room, utility room and downstairs WC. Upstairs are two double and a single bedroom the master bedroom benefitting from an en-suite and a family bathroom. Large garden to the rear of the property. Gas central heating, double glazed windows driveway for two cars and a garage. 990 years remaining on the lease. Service charge of 153 per annum.

Entrance
6'5" x 6'2" (1.971 x 1.894)

Tiled flooring, door leading to the lounge and kitchen/dining room, single central heating radiator and stairs leading to the first floor.

Lounge
16'8" x 10'1" (5.09 x 3.09)

Porcelain tiled flooring, double glazed window to the front aspect, two central heating radiators and French doors leading into the garden.

Kitchen/dining room
16'8" x 9'4" (5.09 x 2.87)

Fitted with range of matching wall and base units including cupboards and drawers, built in gas hob and electric oven with cooker hood, inset one and a half bowl stainless steel sink unit with mixer taps, ample roll top work surfaces, with additional space for upright fridge freezer along with plumbing for a dishwasher, finished porcelain tiled flooring. Central heating radiator, double glazed window to the side aspect.

Utility
5'6" x 5'1" (1.70 x 1.57)

Tiled flooring, base units, space for a washing machine, boiler and door to the side aspect of the property.

Downstairs WC
4'7" x 2'11" (1.416 x 0.897)

Fitted with white low level W.C, wash hand basin with tiled splash back, central heating radiator and tiled flooring.

Stairs/landing
11'11" x 6'4" (3.655 x 1.934)

Laminate flooring, single central heating radiator, double glazed window to the side aspect, doors to the bedrooms, bathroom and an airing cupboard.

DISCLAIMER

The details for this property advert are believed to be accurate but not all items shown in the photographs may be included and interested parties must not rely upon this advert or any other statement as being a representation of fact and must satisfy themselves by inspection or otherwise to the correctness of each of them. Benburys, or any of its employees, has authority to make or give any representation or warranty whatsoever in relation to the property. All verbal statements made in the course of negotiations are made on the same understanding. This advert does not form part of any contract not does it constitute property particulars.

Bedroom one
16'8" x 10'3" (5.09 x 3.13)

Laminate flooring, two central heating radiators, and double glazed windows to the front and side aspect of the property

En-suite
7'2" x 3'10" (2.19 x 1.19)

Vinyl flooring, a single central heating radiator, and a shower cubicle with a mixer shower, wash hand basin, low-level WC and double-glazed window to the front aspect.

Bedroom two
9'2" x 7'6" (2.80 x 2.30)

Laminate flooring, double glazed windows to the side and front aspect and central heating radiator.

Bedroom three
8'9" x 8'4" (2.68 x 2.55)

Laminate flooring, double glazed window to the side aspect and double central heating radiator.

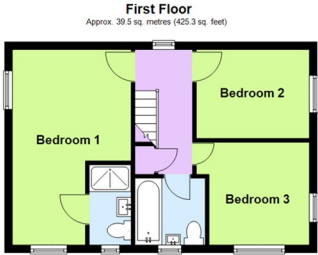
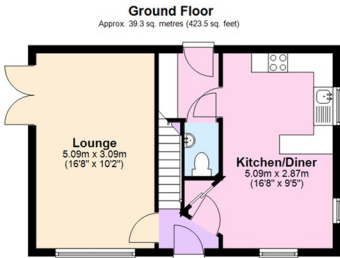
Bathroom
6'5" x 5'6" (1.97 x 1.70)

Fitted with a white suite which features a panel bath with a mixer shower on the taps, low level W.C and pedestal wash basin. This part tiled bathroom benefits from a heated towel rail and vinyl flooring.

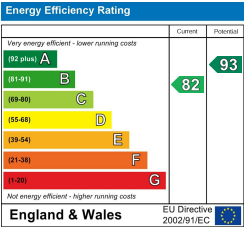
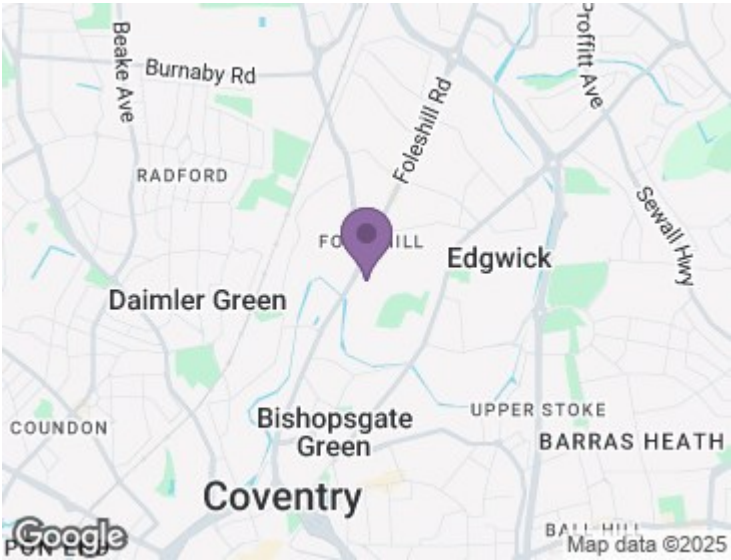
Garden

Spacious garden mainly laid to lawn, decking with a gazebo over, fenced boundaries and gate for side access.

Garage
17'4" x 8'11" (5.299 x 2.728)
Up and over door, lights and sockets.



Total area: approx. 78.9 sq. metres (848.8 sq. feet)
This plan is for illustrative and guidance purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this floor plan at measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken by the Agent for any errors, omissions or misrepresentation. Plan produced using PlanUp.



Benburys
SALES AND LETTINGS

20 Parkville Highway Coventry CV6 4HZ
Tel: 024 7666 1553
Email: enquiries@benburys.co.uk