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Property Experts

Owens Road
Foleshill CV6 5QX

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Nestled in the sought-after Paragon Park development on Owens Road, Foleshill, Coventry, we are delighted to present this immaculate two-bedroom first floor apartment. This modern residence is still under NHBC warranty, ensuring peace of mind for its new owners. The property is tastefully decorated throughout and is ready for you to move in without delay.

The location is particularly advantageous, being in close proximity to Coventry City Centre, making it an excellent choice for first-time buyers or a savvy investment opportunity for landlords looking to enhance their property portfolio.

Upon entering the apartment, you are greeted by a secure entry system leading into a communal hallway. The entrance hallway features a secure intercom for added convenience. The apartment boasts two generously sized double bedrooms, with the master bedroom benefiting from an en-suite bathroom. The spacious open-plan living room and kitchen area is fitted with modern white units, providing a stylish and functional space for both relaxation and entertaining. There is ample room for a dining table and chairs, and a delightful Juliet balcony allows for a touch of outdoor charm.

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Dimensions

FIRST FLOOR

Entrance Hallway

Kitchen/Living Room

5.84m x 3.18m

Bedroom One

3.02m x 2.77m

En-Suite

3.02m x 1.22m

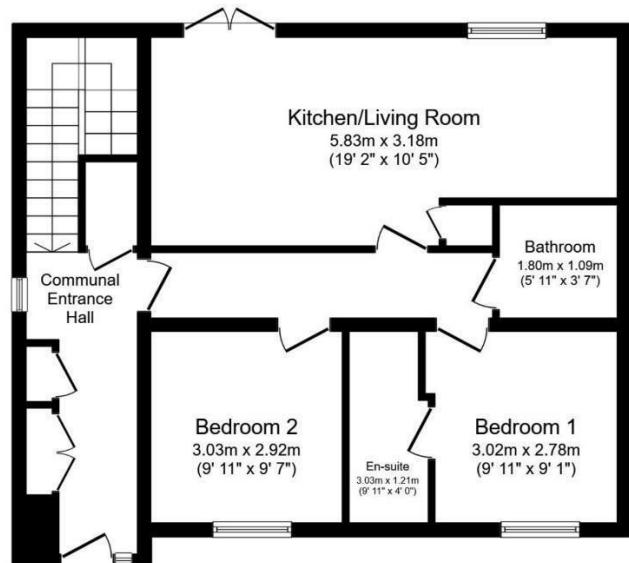
Bedroom Two

3.02m x 2.92m

Bathroom

1.80m x 1.09m

Floor Plan



Floor Plan

Total floor area 67.0 sq. m. (721 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Your Move. Powered by www.focalagent.com

Total area: sq ft

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

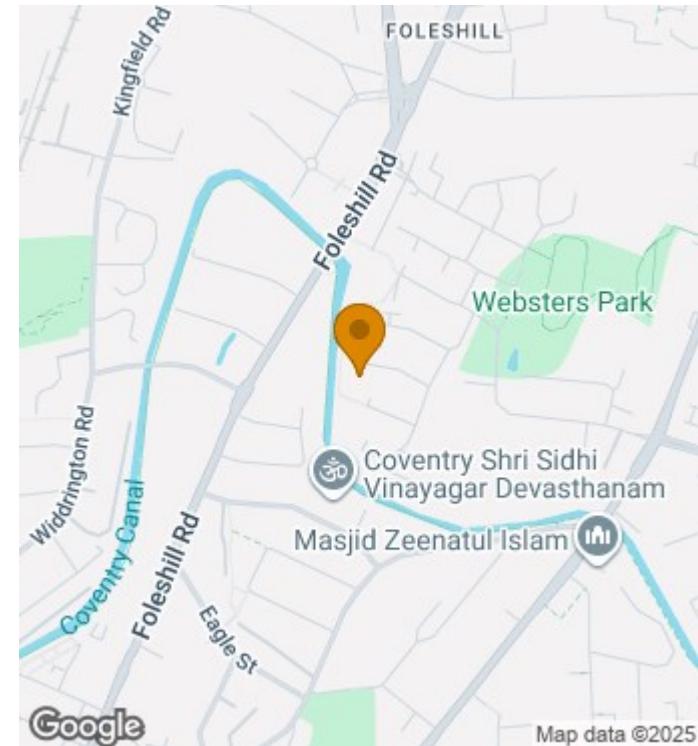
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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.

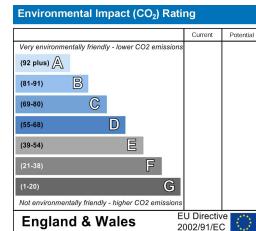
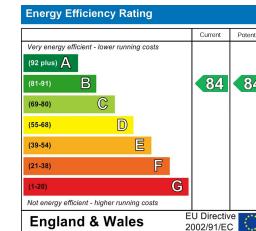
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practice 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.

Location Map



EPC



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