



**22 Paragon Way  
CV6 5LD**

- Detached Family Home
- Four Bedroom
- Master Bedroom With Ensuite
- Spacious Living Room

**Asking Price Of £350,000**

EPC Rating '84'





## Property Description

This charming four-bedroom property offers character, space, and convenience. Perfect for a First Time Buyer or Families! Investors can expect around £1450 PCM.

Benefitting from gas central heating and double glazing, the property briefly comprises: A welcoming entrance lobby, a spacious living room, a modern open plan kitchen/diner room with upgraded granite work tops finished with a utility area and a downstairs toilet. Upstairs, you'll find four well-proportioned bedrooms with the master bedroom having an en-suite and then a family bathroom to finish the upstairs.

Outside, enjoy a mature professionally landscaped rear garden and off road parking with the property having a single car garage plus driveway.

### Important Note To Purchasers

As part of compliance with Anti-Money Laundering Regulations, prospective purchasers will be required to





provide identification documents at a later stage. Your cooperation in this matter is appreciated to ensure there are no unnecessary delays in the sale process.

While we strive to provide accurate and reliable sales particulars, they do not constitute or form part of any offer or contract. No information provided should be relied upon as a statement of fact. Additionally, any services, systems, or appliances listed have not been tested by us, and we make no guarantees regarding their functionality or efficiency.

All measurements are intended as a general guide for prospective buyers and may not be exact. Some details may be subject to vendor approval. If you require further clarification, particularly if you are traveling a significant distance to view the property, please contact us.

The final agreement on fixtures and fittings will be determined between the buyer and seller through the official fixtures and fittings form, which will form part of the legal contract handled by the conveyancing solicitors. As the marketing estate agent, none of our particulars or discussions are legally binding, only formal solicitor documentation holds legal weight.

Cloud9 Estates has not verified the legal title of the property, and buyers are advised to seek confirmation through their solicitor.



LIVING ROOM  
4.81m x 3.39m Max

KITCHEN/DINER  
5.63m x 3.13m Max

BEDROOM 1  
4.37m x 3.98 Max

BEDROOM 2  
3.73m x 2.84m Max

BEDROOM 3  
2.93m x 2.84m Max

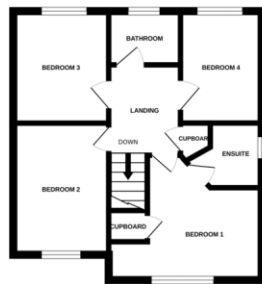
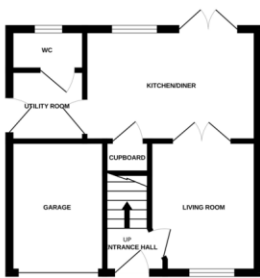
BEDROOM 4  
2.93m x 2.20m Max





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the foregoing information, measurements of plots, boundaries, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given as to their operation or efficiency save to the extent stated herein.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		94
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements