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Warrington Lane  
CV6 5SJ

# Warrington Lane

## CV6 5SJ

Nestled in the desirable Paragon Park area of Foleshill, this charming three-bedroom house on Warrington Lane presents an excellent opportunity for families and professionals alike. The property is ideally located, surrounded by verdant green spaces and conveniently close to local shops, schools, and essential amenities. Furthermore, it is within walking distance to Coventry City Centre, enhancing its appeal for those who appreciate both tranquillity and accessibility.

Upon entering, you are greeted by a well-proportioned reception room that exudes warmth and comfort. This inviting space flows seamlessly into a bright kitchen/dining area, perfect for family gatherings and entertaining guests. The ground floor also features a separate utility room and a convenient w.c., adding to the practicality of the home.

As you ascend to the first floor, you will find three generously sized bedrooms, each designed to provide a peaceful retreat. The family bathroom is well-appointed, catering to the needs of the household with ease.

Outside, the property boasts a private driveway with off-street parking, ensuring

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selling quality  
property since 1995





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## Dimensions

### GROUND FLOOR

Hallway

Living Room

4.72m x 3.20m

Inner Hallway

W/C

0.91m x 1.55m

Kitchen/Diner

2.16m x 5.69m

### FIRST FLOOR

Bedroom One

2.69m x 5.21m

Bathroom

2.16m x 1.55m

Bedroom Two

3.48m x 2.64m

Bedroom Three

2.21m x 3.00m

Bathroom

1.96m x 2.62m

# Floor Plan



Total area: 832.00 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

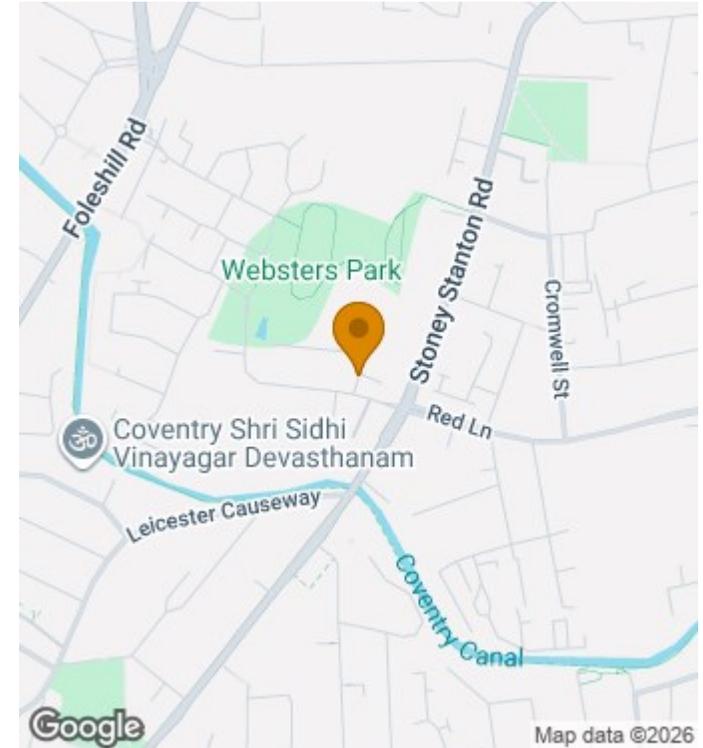
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

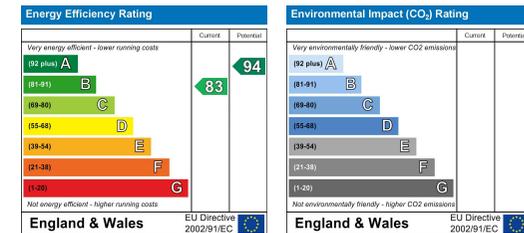
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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

# Location Map



# EPC



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