



7 Shortridge Drive, Coventry, CV6 5BF

£320,000

THREE BEDROOMS... MASTER EN-SUITE... DETACHED... CORNER PLOT... OPEN PLAN KITCHEN DINING ROOM... GROUND FLOOR WC... GOOSD SIZED REAR GARDEN... UTILITY ROOM... OFF ROAD PARKING AND A GARAGE... On a generous corner plot, this lovely detached house on Shortridge Drive on Paragon Park offers everything for the growing family. The property boasts three well-proportioned bedrooms, including a master suite with an en-suite bathroom, ensuring a private retreat for the main homeowners. The ground floor features a welcoming living room, open-plan kitchen and dining area, ideal for both entertaining guests and enjoying family meals. Additionally, a utility room and a convenient ground floor WC enhance the functionality of the home.

Outside, the property benefits from off-road parking and a garage, providing ample space for two vehicles and storage. The good-sized rear garden offers a tranquil outdoor space, perfect for relaxation or family gatherings with walled and fenced perimeter. Location is key, and this home is well-placed close to bus routes, making commuting a breeze. Families will appreciate the proximity to good schools, ensuring that educational needs are easily met.

This delightful detached house is an excellent opportunity for those seeking a family home in a friendly neighbourhood. With its spacious layout and convenient amenities, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this lovely property your own. Call us now to book your immediate viewing.

Front Garden



Having lawned borders with paved pathway that leads to the front door and into the:

Entrance Hallway



Having stairs that lead off to the first floor and doors that lead to:

Lounge Dining Room

16'8 x 10'2 (5.08m x 3.10m)



Having a PVCu double glazed window to the front elevation and PVCu double glazed French doors that lead to the rear garden area.

Kitchen Diner

16'8 x 9'5 (5.08m x 2.87m)



Having PVCu double glazed windows to the side and front elevations, dining area perfect for table and chairs, a range of wall, base and drawer units with roll top work surface over with upstands, space for a fridge freezer, built-in electric oven with four ring gas hob over, space and plumbing for a dishwasher, pantry cupboard and door leading off to:

Utility Room

5'7 x 5'2 (1.70m x 1.57m)

Having a double glazed door that leads to the off road parking and garage area, a worksurface with storage

beneath, space and plumbing for a washing machine and door that leads off to:

Ground Floor WC



(Not measured) Having a low level flush WC, wash hand basin, extractor and tiling to splash prone areas.

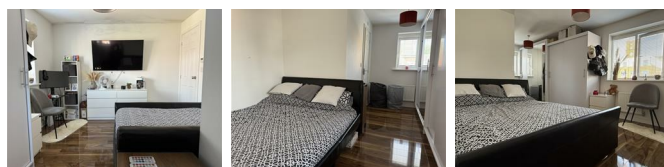
First Floor Landing



Having balustrade, access to the loft area and doors that lead off to:

Master Bedroom

16'8 x 10'3 (5.08m x 3.12m)



Having a PVCu double glazed window to the side and front elevations and door leading off to the:

Master En-Suite

7'2 x 3'11 (2.18m x 1.19m)

Having a PVCu double obscure glazed window to the front elevation, walk-in shower enclosure, low level flush WC and modern tiling to all splash prone areas.

Bedroom Two

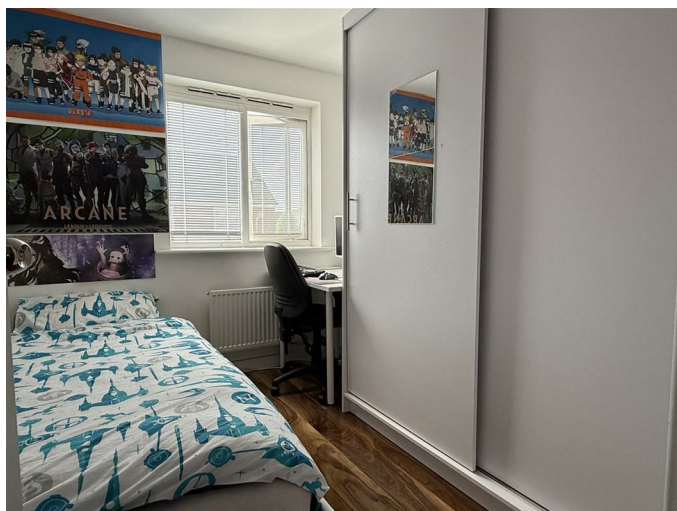
9'2 x 7'7 (2.79m x 2.31m)



Having a PVCu double glazed window to the front and side elevations.

Bedroom Three

8'10 x 8'4 (2.69m x 2.54m)



Having a PVCu double glazed window to the side elevation.

Family Bathroom

6'5 x 5'7 (1.96m x 1.70m)



Having a PVCu double obscure glazed window to the front elevation, panel bath with shower attachment over, low level flush WC, wash hand basin, ladder style heated towel rail, extractor and tiling to all splash prone areas.

Rear Garden



Having walled and fenced perimeters with paved patio area, gazebo area and pedestrian gate that leads to the:

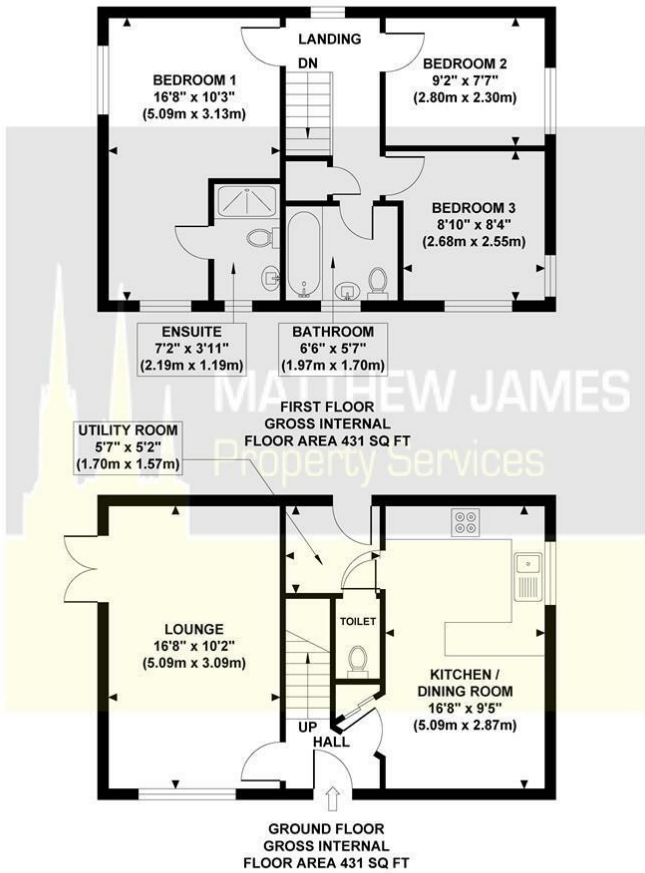
Garage & Parking



(Not Measured) Having off road parking for two motor vehicles and access into the garage which has power, lighting, eaves storage and up and over door.

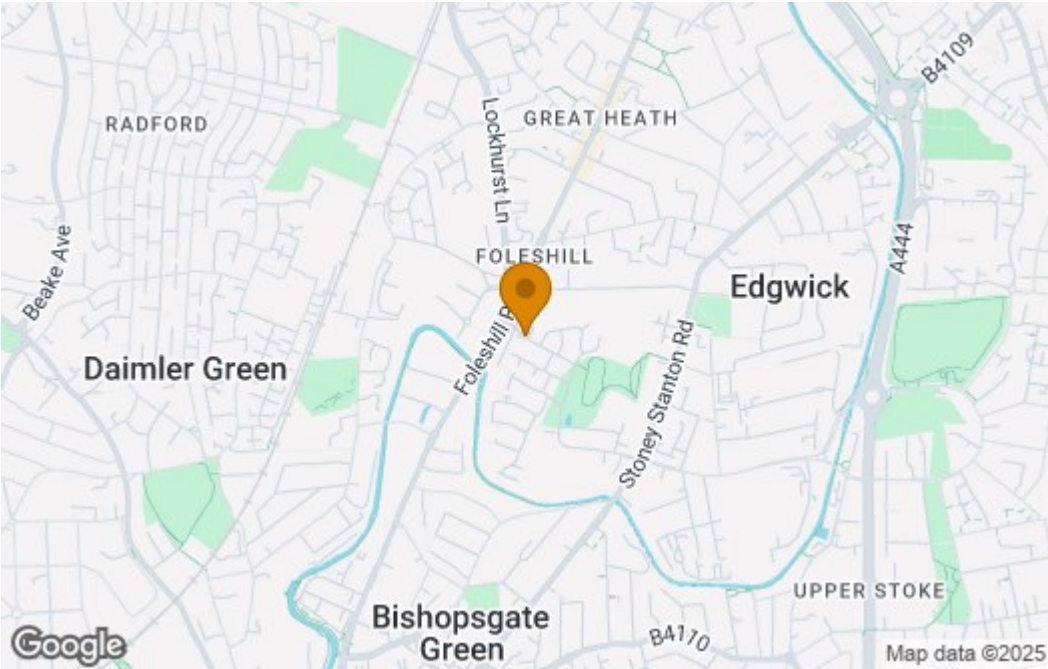
Floor Plan

7 SHORTRIDGE DRIVE
Approximate Gross Internal Area
862 sq ft / 80.08 sq m

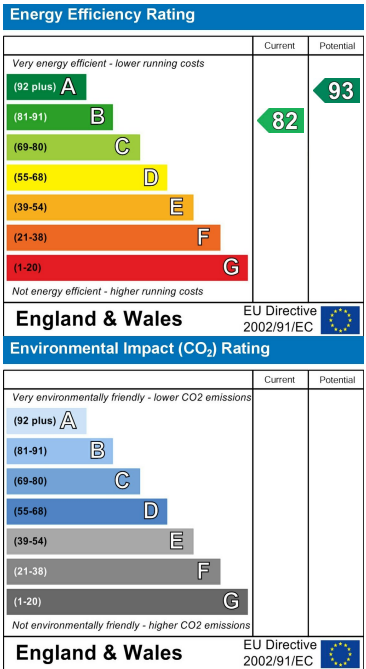


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY
02477 170170

info@matthewjames.uk.com
www.matthewjames.uk.com

Facebook
Twitter