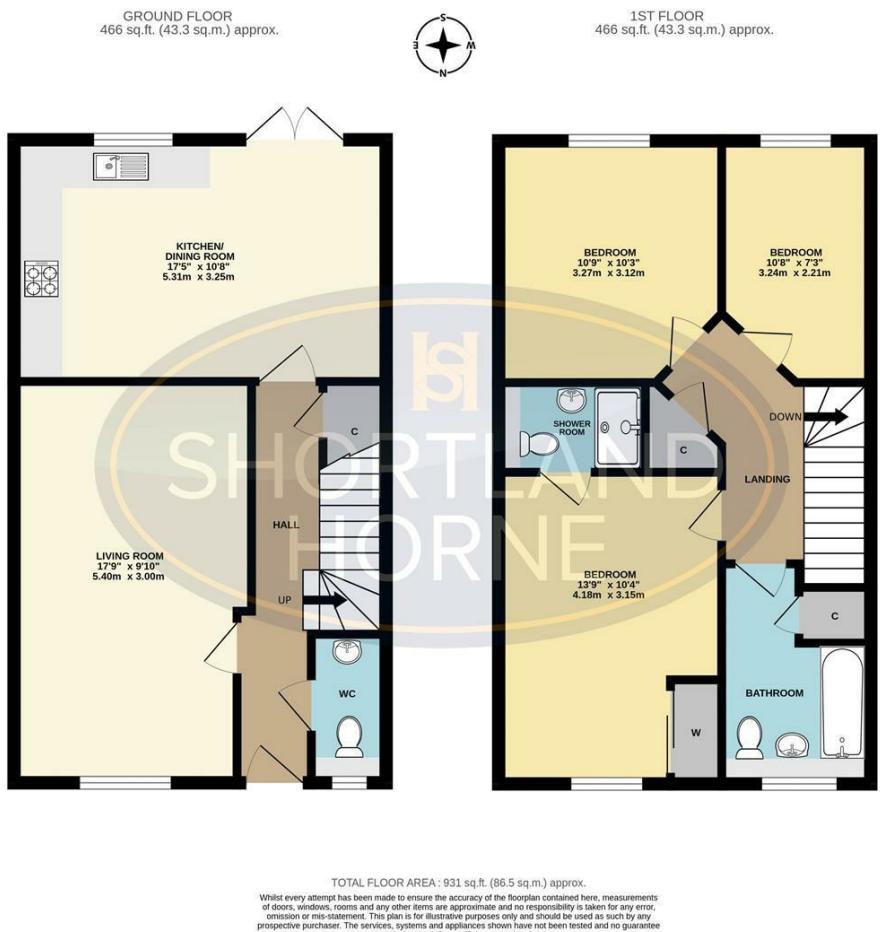
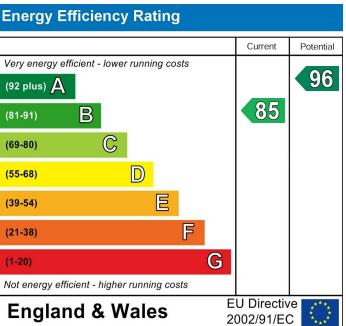


## Floor Plan



## EPC



### 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.

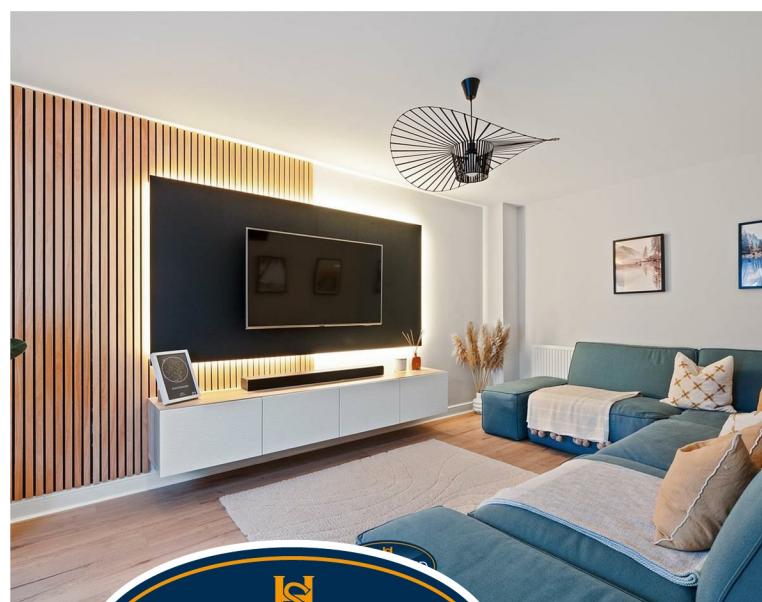
### Appliances

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.



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email: sales@shortland-horne.co.uk  
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**SHORTLAND HORNE**

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**Dairy Road**  
**CV2 4PB**



**£295,000**

## Bedrooms 3 Bathrooms 2

Welcome to this stylishly modern semi-detached home, built in 2019 by the renowned O'Flanagan Homes. Set within the exclusive Swancroft development—a private community of just 24 homes—this property boasts spacious interiors, high-end finishes, and a warm, inviting atmosphere that makes it truly special.

From the moment you enter, the welcoming hallway sets the tone, complete with a convenient guest WC for visitors. The bright and airy living room is a perfect sanctuary, where natural light pours in, enhancing the stylish laminate flooring. A feature media wall, complete with acoustic-style panelling and subtle LED lighting, creates the perfect ambiance for cosy evenings in.

At the heart of the home lies the stunning kitchen/dining room, where sleek grey cabinetry meets contemporary elegance. Fully equipped with a built-in oven, gas hob, extractor, dishwasher, and fridge-freezer, this space is designed for both style and functionality. The tiled flooring, inset spotlights, and French doors leading to the south-facing rear garden make it the ideal space for hosting or unwinding with family.

The first floor is home to three beautifully presented bedrooms, all featuring light laminate flooring and a calming neutral décor. The master suite is a true retreat, offering plush carpeting, a fitted wardrobe, and a private en-suite. The second double bedroom overlooks the garden, while the third bedroom, currently styled as an office/dressing room, provides ample space for a single bed and additional furnishings. The luxurious family bathroom is finished with modern tiling, a sleek three-piece suite, a floating sink, and a heated chrome towel rail—adding a touch of indulgence to everyday living.

Step outside to discover a beautifully landscaped, south-facing garden—a haven for outdoor enjoyment. A charming pergola-covered patio sets the stage for alfresco dining, while the artificial lawn, tree-lined borders, and quality fencing create a private, serene escape. Mature trees beyond add an extra layer of tranquillity.

Practicality meets convenience with side access leading to off-road parking for two cars at the rear, alongside a two-car driveway at the front. The charming front lawn, complete with a decorative pathway and shrubs, adds to the property's undeniable kerb appeal.

The location of this home only enhances its appeal, with a wealth of amenities right on your doorstep. The popular Ball Hill shopping parade is just a short stroll away, offering a variety of shops to meet your daily needs. Families will appreciate the proximity to well-regarded local schools and park grounds, perfect for leisurely walks or outdoor activities. With quick access to the A444, getting around the city is effortless, and Coventry Station, just 1.4 miles away, ensures a smooth and convenient commute.

### GOOD TO KNOW:

Tenure: Freehold  
Parking: 2x allocated parking spaces behind rear garden  
Garden Direction: South  
Council Tax Band: C  
EPC Rating: B (85)  
Approx. Total Area: 931 Sq. Ft  
Property Age: 2019  
Annual service/maintenance/management charges: £170



### GROUND FLOOR

#### Hallway

17'9 x 9'10

#### Living Room

17'5 x 10'8

#### Kitchen/Dining Room

13'9 x 10'4

#### Guest WC

### FIRST FLOOR

#### Landing

10'9 x 10'3

#### Bedroom 1

10'8 x 7'3

### En-Suite

#### Bedroom 2

13'9 x 10'4

#### Bedroom 3

### OUTSIDE

#### Rear Garden

#### 2x Allocated Parking Spaces