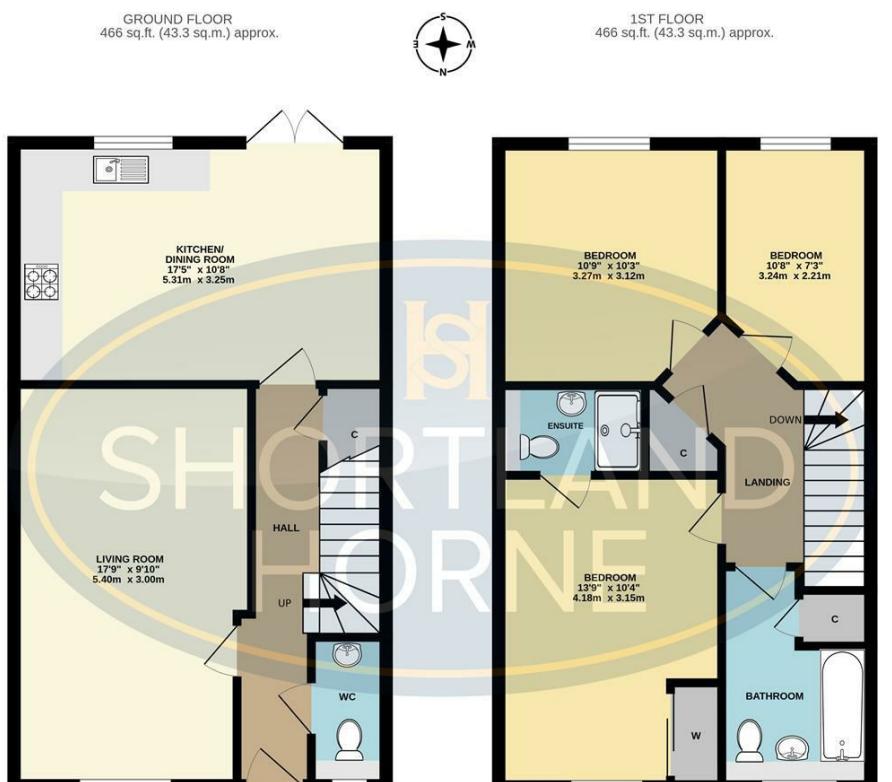
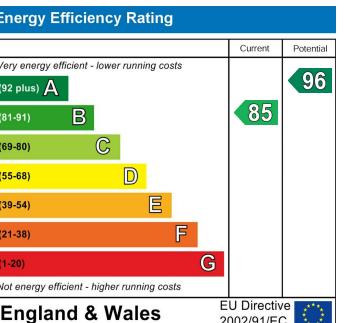


Floor Plan



TOTAL FLOOR AREA: 931 sq.ft. (86.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

Shortland Horne Walsgrave Branch
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Other branches:
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10 Euston Place, Leamington Spa CV32 4LJ

call: 02476 442 288
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

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SHORTLAND HORNE

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Dairy Road
Stoke CV2 4PB



£280,000 Guide Price

Bedrooms 3
Bathrooms 2

Welcome to this modern semi-detached home, built in 2019 by award-winning O'Flanagan Homes within the exclusive Swancroft development of just 24 homes off Swan Lane. This property boasts generous room sizes and a high-quality finish throughout, with neutral décor and a warm, inviting atmosphere.

On the ground floor, the hallway offers a welcoming entry with a convenient guest WC. The lounge is light and airy, providing ample space for a large sofa and cosy evenings in, with plush carpet underfoot. The heart of the home, a stunning kitchen/dining room, features sleek grey cabinets, a built-in oven, gas hob, extractor, dishwasher, and fridge-freezer. The stylish herringbone splashback adds an elegant contrast, while inset spotlights and French doors flood the space with light and frame the south-facing rear garden beautifully.

Heading upstairs, you'll find three bedrooms. The master bedroom is a tranquil retreat with a neutral carpet, fitted wardrobe, room for a large bed, and a private en-suite. Bedroom two, a spacious double, overlooks the garden, while bedroom three, currently used as an office, has ample space for a single bed and furniture. The family bathroom is tastefully tiled and includes a white three-piece suite with a bath and shower over, a floating sink, WC, and a heated chrome towel rail.

Outside, the south-facing rear garden is perfect for outdoor entertaining, with a patio for al fresco dining, a lush lawn, and quality fencing providing privacy with mature trees beyond. Side access leads to off-road parking alongside the garden, and a two-car driveway completes the front of the home, complemented by a charming front lawn with a pathway and decorative shrubs.

Nearby amenities enhance the appeal of this location. Ball Hill shopping parade offers a variety of shops just a short walk away, with local schools, park grounds, and quick access to the A444 for convenient travel around the city. Coventry Station is only 1.4 miles away, with Coventry Arena Station and Canley Station both within a 3-mile radius.

This delightful home is ready to welcome you to relaxed, modern living in a well-connected community.

GOOD TO KNOW:

Tenure: Freehold

Vendors Position: Looking for a property to buy

Parking Arrangements: 2 car driveway and visitor parking permit for parking on private road.

Garden Direction: South

Council Tax Band: C

EPC Rating: B

Total Area: Approx. 931 Sq. Ft



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

Bedroom 2

Family Bathroom

13'9 x 10'4

Bedroom 3

OUTSIDE

Rear Garden

Driveway