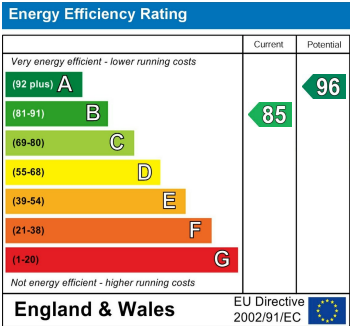


Floor Plan



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.

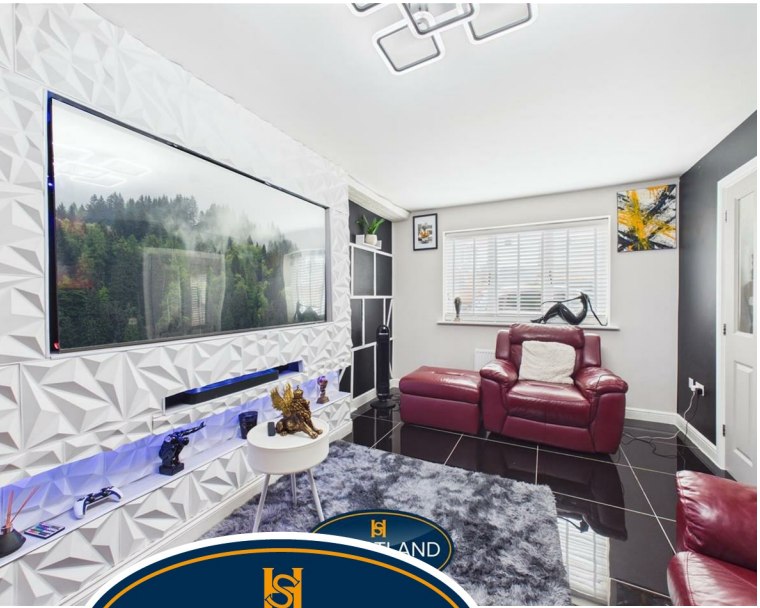
Purchase Procedure
It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

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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Dairy Road
Stoke CV2 4PB



£285,000 Offers Over

Bedrooms 3
Bathrooms 2

Welcome to this modern semi-detached home, built in 2019 by award-winning O’Flanagan Homes and forming part of the exclusive Swancroft development, comprising just 24 homes off Swan Lane. Offering generous room sizes, a high-quality finish throughout and neutral décor, this attractive property provides a warm and inviting home in a desirable location.

Upon entering, the welcoming hallway leads to a convenient guest WC and a spacious lounge, offering plenty of room for a large sofa and comfortable seating. The tiled flooring adds a practical yet stylish touch. At the heart of the home is the impressive kitchen/dining room, fitted with sleek, light-coloured cabinetry, integrated oven, gas hob, extractor, dishwasher and fridge-freezer. A stylish contrasting splashback adds a contemporary finish, while inset spotlights and French doors create a bright and airy space, with lovely views over the south-facing rear garden.

Upstairs, there are three well-proportioned bedrooms. The master bedroom provides a peaceful retreat, with light grey carpeting, ample space for a large bed and the added benefit of a private en-suite shower room. Bedroom two is a generous double overlooking the rear garden, while bedroom three offers excellent flexibility and could comfortably be used as a home office, nursery or single bedroom. The family bathroom is finished with attractive tiling and comprises a white three-piece suite, including a bath with shower over, floating wash basin, WC and heated chrome towel rail.

Outside, the south-facing rear garden is ideal for relaxing and entertaining, featuring a paved patio for alfresco dining, artificial lawn and quality fencing, with mature trees beyond providing a pleasant backdrop and added privacy. Side access leads to off-road parking alongside the garden, while the front of the property benefits from a two-car driveway, artificial lawn and paved pathway.

The location is equally appealing, with Ball Hill shopping parade just a short walk away, offering a range of local shops and amenities. There are also nearby schools and parkland, while the A444 provides excellent access to surrounding areas and the wider city. Coventry Station is approximately 1.4 miles away, with Coventry Arena and Canley railway stations both within three miles.



GROUND FLOOR		En-Suite	
Hallway		Bedroom 2	10'9 x 10'4
WC		Bedroom 3	10'9 x 7'
Lounge	17'10 x 10'3	Family Bathroom	
Kitchen/Dining Room	17'7 x 10'6	OUTSIDE	
FIRST FLOOR		Rear Garden	
Landing		Driveway	
Bedroom 1	13'11 x 10'7		