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Penny Park Lane  
CV6 2GT

# Penny Park Lane

## CV6 2GT

Nestled on the charming Penny Park Lane in Coventry, this stunning four-bedroom detached family home is a true gem, offering a perfect blend of character and modern living. Set on a generous plot, the property boasts an impressive rear garden, off-road parking, and a spacious integral garage, making it an ideal choice for families seeking both space and convenience.

Upon entering, you are greeted by a cosy front lounge featuring a delightful bay window, perfect for relaxing evenings. The heart of the home is undoubtedly the expansive 56 square metre open plan kitchen, dining, and living area. This remarkable space is designed for both entertaining and everyday living, complete with bi-folding doors that seamlessly connect the indoors to the beautifully landscaped garden. The high-spec bespoke kitchen is a chef's dream, featuring granite countertops, integrated appliances, and stylish Amtico flooring, all illuminated by six Velux skylights.

The ground floor also includes a practical utility room with direct access to the integral garage and a modern wet room, enhancing the home's functionality.

Moving to the first floor, the master bedroom is a standout feature, complete with a separate dressing room and a small en-suite shower. There are two additional spacious double bedrooms and a single bedroom, providing ample accommodation for family or guests. The main family bathroom is contemporary and well-appointed, featuring a p-shaped bath with a shower above, modern tiling, and a double-glazed window.

This property is ideally located within easy reach of local amenities, excellent primary and secondary schools, and convenient road links. With its impressive features and prime location, this home is a must-see for those seeking a blend of comfort and style in Coventry.









## Dimensions

### GROUND FLOOR

### Family Bathroom

Porch

Entrance Hallway

Lounge

3.81m x 3.33m

Dining Room

3.66m x 3.35m

Kitchen/Family Room

7.92m x 5.46m

Utility Room

Wet Room

Garage

5.44m x 2.77m

### FIRST FLOOR

Bedroom One

5.11m x 2.74m

Bedroom Two

3.33m x 3.15m

Bedroom Three

3.35m x 3.05m

Bedroom Four

2.01m x 1.65m

## Floor Plan



**Total area: 1739.00 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

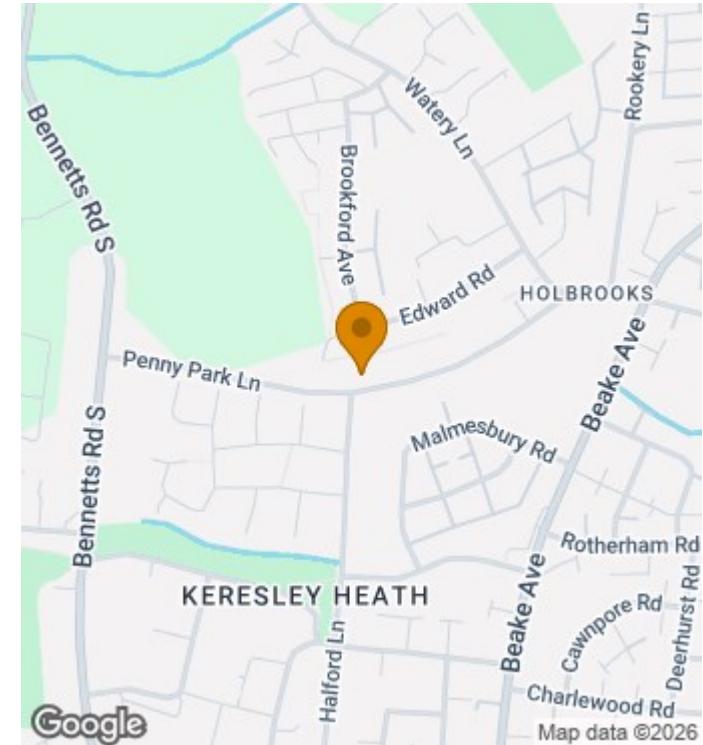
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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