



HR ESTATE AGENTS

4 Bedrooms

House - Detached

Price Guide

£399,995

Located in

Coventry





# Shortridge Drive, Coventry | CV6 5BF



\*\*\*Wow - Check Out The Virtual Tour\*\*\* Emma Sheridan is excited to bring to the market this rare opportunity to purchase one of the most desirable detached family homes on Paragon Park. Offering over 1,200 sq ft of beautifully presented accommodation, this is a home that combines modern living with a warm, welcoming feel, and it is ready for its next owners to move straight in.

Built in 2016 and owned by one family from new, the property has been exceptionally well maintained and is presented in immaculate condition throughout. With the added benefit of no onwards chain, this is an opportunity not to be missed.

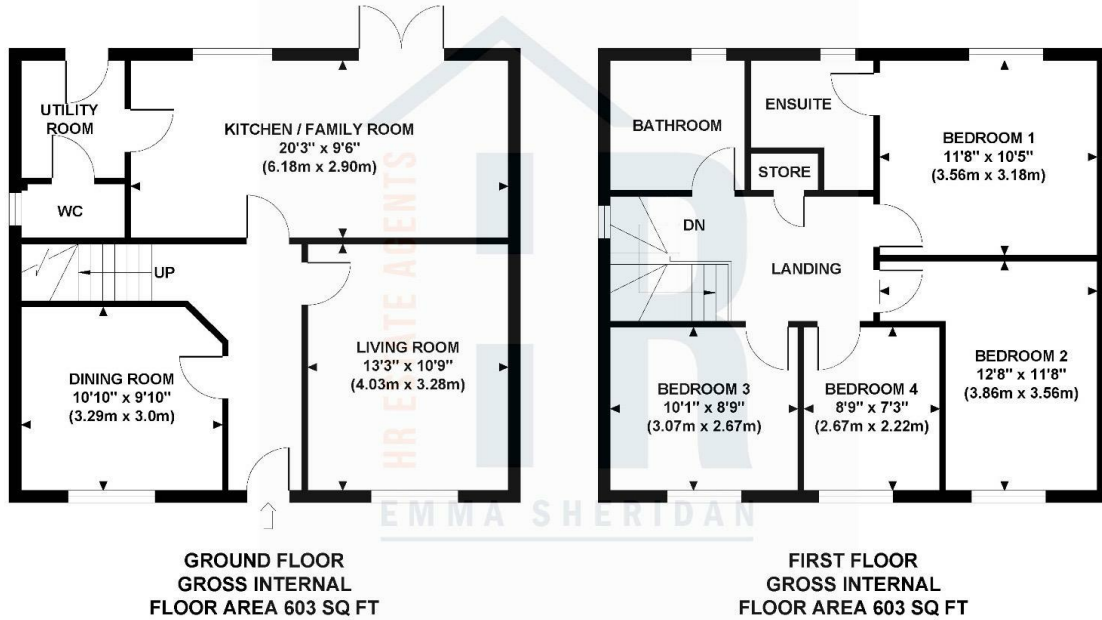
# Shortridge Drive, £399,995 Freehold



- Rare Detached Family Home on Sought After Paragon Park
- Built in 2016, One Family Owner from New
- Two Versatile Reception Rooms
- Driveway, Garage with Office Space, Landscaped Garden, No Chain
- Over 1,200 sq ft of Beautifully Presented Accommodation
- Open-Plan Kitchen / Diner with Garden Access
- Utility Room and Downstairs Cloakroom
- Four Bedrooms Including Master EnSuite

## SHORTRIDGE DRIVE

Approximate Gross Internal Area 1206 sq ft / 112.0 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.

## Council Tax Band D

## Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Number Three Siskin Drive

Coventry

CV3 4FJ

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