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Haselbech Road  
Binley CV3 2HT



# Haselbech Road

## CV3 2HT

A fantastic opportunity to acquire this two bedroom, detached bungalow occupying a generous plot providing potential for extension (subject to planning permission). The property is situated in the highly sought after residential area of Binley and is offered with no onward chain.

The accommodation on offer briefly comprises an entrance hallway, lounge/diner with a feature gas fire place and patio doors leading to the garden, there is a fully fitted modern kitchen with an oven, gas hob and space for other appliances. Two double bedrooms with the master containing built-in wardrobes and the family bathroom containing a shower.

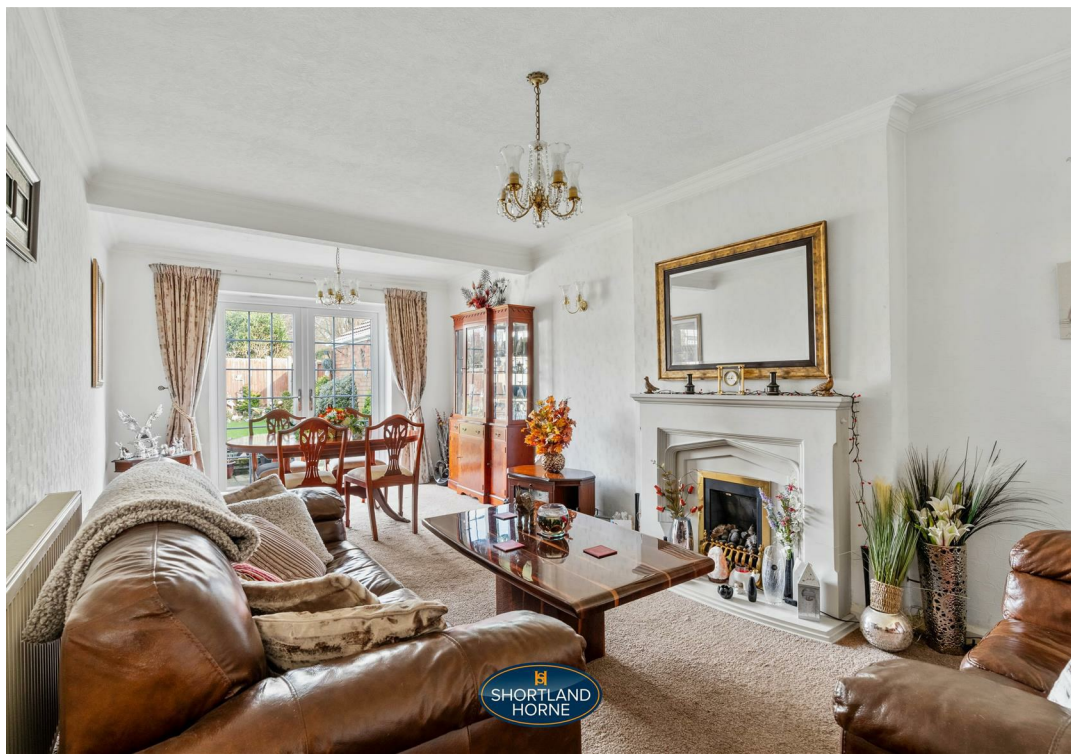
Externally the property boasts a driveway with ample parking for multiple vehicles with access to the garage, front garden and a spacious secure rear garden.

Further benefits include gas central heating and double glazing throughout.

Located in the popular residential area of Binley, Haselbech Road is within easy access to the A444, A46 and M6. Local schools include Ernesford Grange Primary and Ernesford Grange Community Academy, Warwickshire Shopping Park and Morrisons are also situated around 1.3 miles away.















## Dimensions

### GROUND FLOOR

Hallway

Lounge/Dining Room

6.30m x 3.25m

Kitchen

3.05m x 2.34m

Bedroom One

3.91m x 3.25m

Bedroom Two

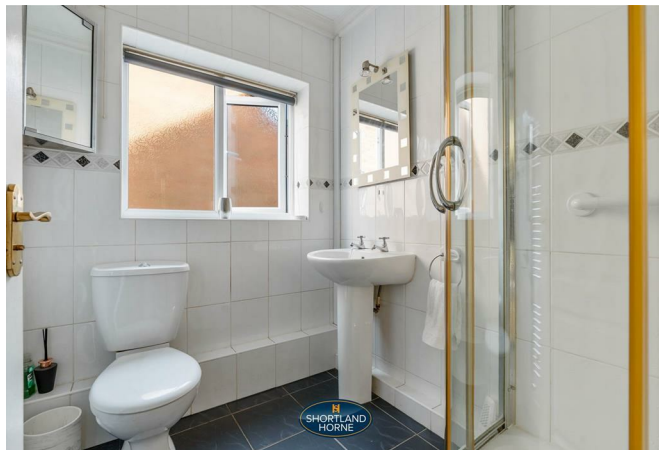
3.38m x 3.05m

Shower Room

OUTSIDE

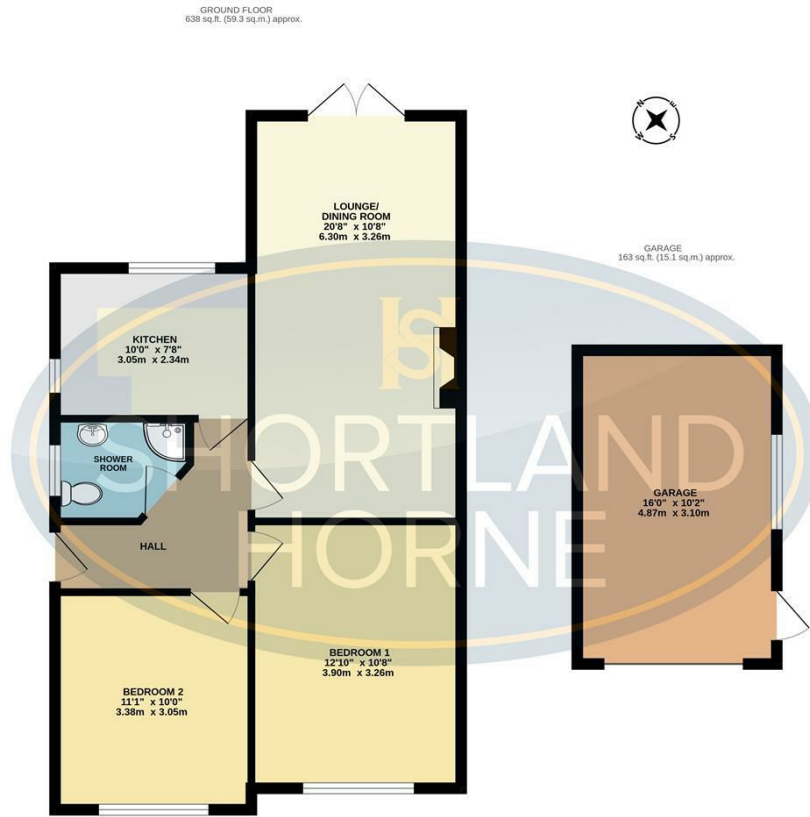
Garage

4.88m x 3.10m





# Floor Plan



TOTAL FLOOR AREA: 801 sq.ft. (74.4 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplans 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Total area: 801.00 sq ft

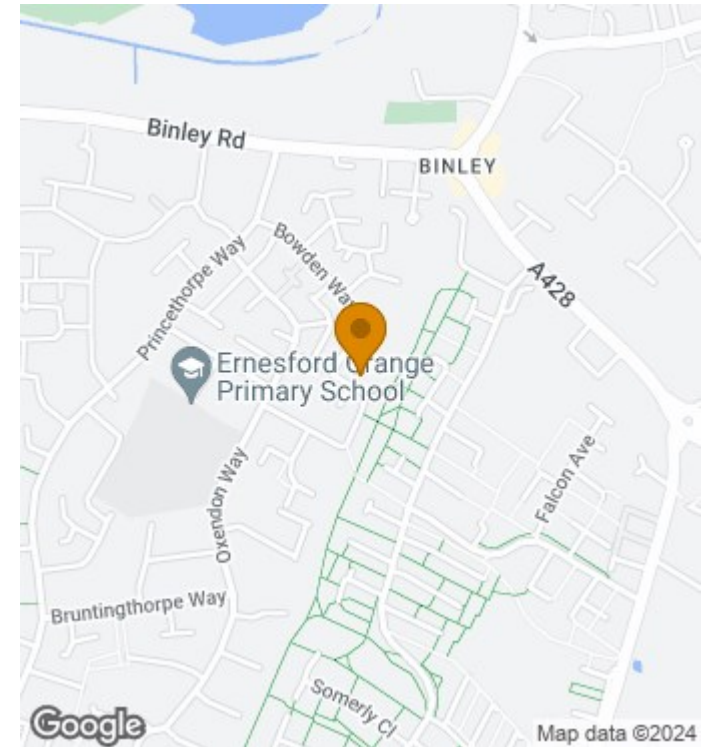
### Disclaimer

**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

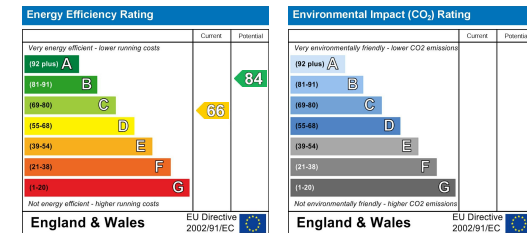
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

# Location Map



# EPC



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