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- Heather Road  
Binley Woods CV3 2DB

# Heather Road

## CV3 2DB

Welcome to this charming semi-detached house located on Heather Road in the sought-after area of Binley Woods, Warwickshire. The current owners have completely renovated the property from top to bottom giving the future owners minimal to do in which they can move straight in and live comfortably.

This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with the family. With three bedrooms, there is ample space for a growing family or for those in need of a home office or guest room.

The house features a modern bathroom, ensuring convenience for all residents. The tasteful decor throughout the property gives it a warm and inviting atmosphere, making it a fantastic feel like home.

One of the highlights of this property is the granite breakfast kitchen, a stylish and functional space where you can enjoy your morning coffee or prepare delicious meals.

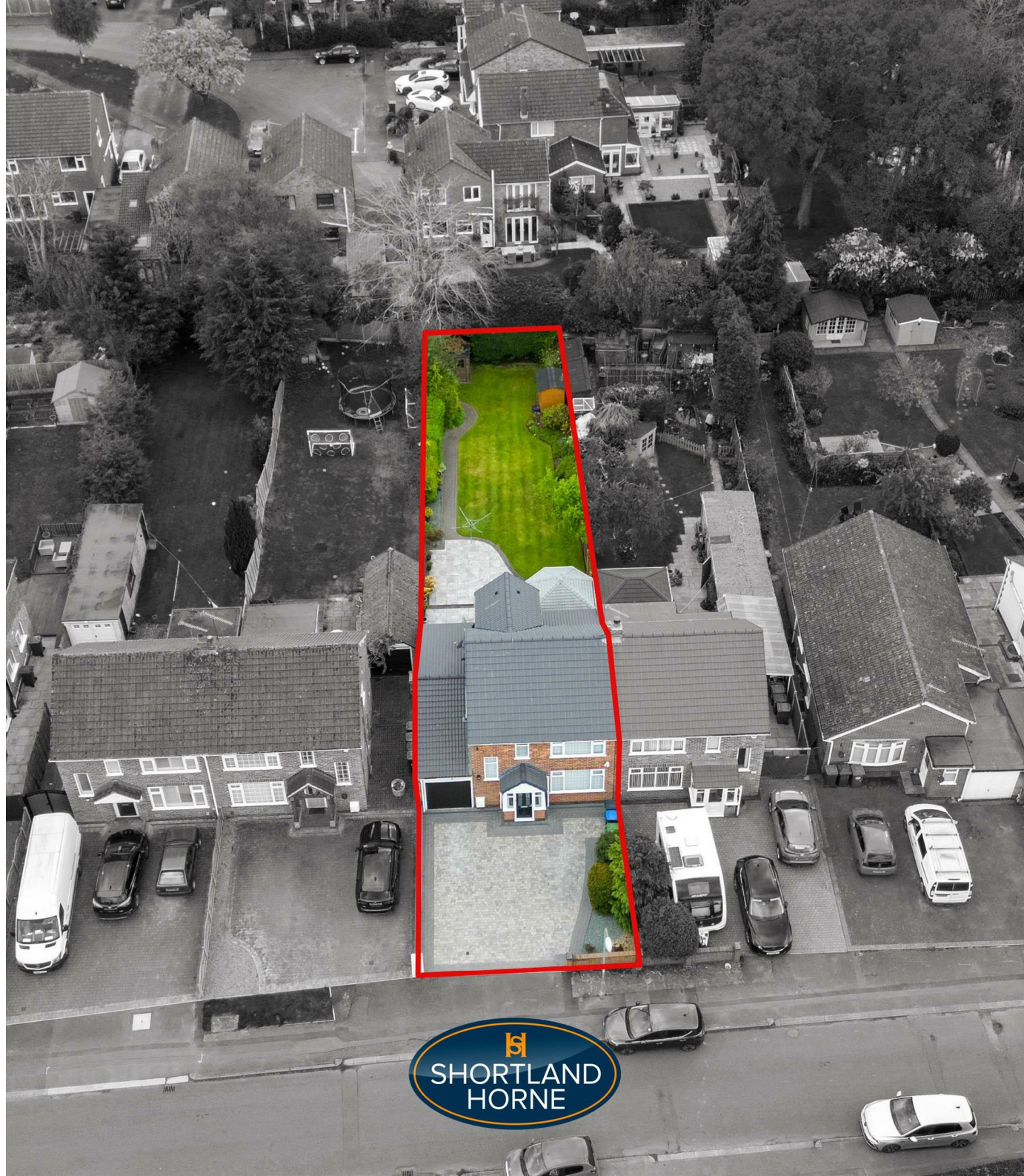
Situated on a great plot, this extended three-bedroom house offers plenty of outdoor space for gardening, outdoor dining, or simply soaking up the sun on a lazy afternoon.

Don't miss the opportunity to make this lovely property in Binley Woods your new home. With its fantastic location and spacious interior, this house is ready to be moved into and enjoyed to the fullest.

### Property Location

The village of Binley Woods is located in the Rugby Borough of Warwickshire, five miles to the east of central Coventry and 1.5 miles to the west of the village of Brandon. Among the local amenities, Binley Woods boasts one public house, a Post Office, a small supermarket, a newsagent, hairdresser, chemist, butcher, dentist, off-licence and Chinese take-away. There is also a village hall that hosts a number of community activities including a drama group and keep fit. The village comes within the school catchment area for Lawrence Sheriff grammar school (boys) and Rugby High grammar school (girls), the top two performing schools for GCSE results in Warwickshire. There is a village school (Binley Woods Primary) located within walking distance.

For commuters the A46 Coventry Eastern Bypass is accessible only half a mile away leading onto the areas network of trunk roads and motorways.









## Dimensions

### GROUND FLOOR

Storm Porch

Living Room  
6.05m x 3.51m

Dining Room  
3.38m x 2.95m

Conservatory  
3.25m x 2.77m

Kitchen  
5.92m x 2.21m

Utility Room  
2.92m x 2.41m

Garage  
6.25m x 2.39m

W/C

### FIRST FLOOR

Bedroom One  
3.51m x 3.15m

Bedroom Two  
3.51m x 2.90m

Bedroom Three  
4.29m x 2.11m

Shower Room  
2.62m x 1.52m



# Floor Plan



TOTAL FLOOR AREA: 1289 sq.ft. (119.8 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 misstatement. 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: 1289.00 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.

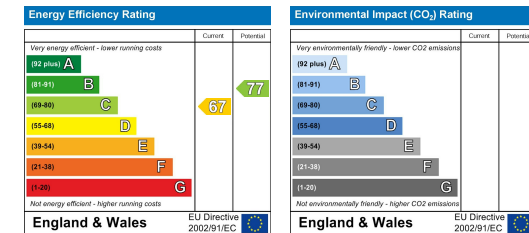
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary 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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