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Rugby Road
Binley Woods CV3 2AX



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Nestled in the desirable area of Binley Woods, Coventry, this stunning detached house on Rugby Road is a true gem waiting to be discovered. With three reception rooms, six bedrooms, and three bathrooms, this property offers ample space for a growing family.

Step inside to explore a thoughtfully remodelled family home that exudes elegance and modern charm. The highlight of this residence is the impressive open-plan living kitchen and dining space, perfect for entertaining guests or simply enjoying family meals. The south-facing garden provides a picturesque backdrop, inviting natural light to flood the living areas.

Two ensuite bedrooms add a touch of luxury to this already impressive property, offering privacy and convenience. Contemporary design elements can be found throughout, adding a stylish flair to the living spaces.

If you are in search of a home that combines comfort, style, and functionality, look no further. This property on Rugby Road is a rare find that promises a lifestyle of sophistication and comfort. Don't miss the opportunity to make this exceptional residence your own.

selling quality
property since 1995









Dimensions

GROUND FLOOR

Entrance Hallway

Lounge Area
5.51m x 5.36m

Dining Area
5.84m x 5.23m

Kitchen/Area
6.43m x 3.51m

Utility Room

Bedroom
4.52m x 3.63m

Bedroom/Playroom
3.61m x 3.58m

Bedroom
3.35m x 2.74m

En-Suite

W/C

FIRST FLOOR

Bedroom
5.69m x 5.49m

En-Suite
Bedroom
5.64m x 3.35m

Bedroom
5.36m x 3.43m

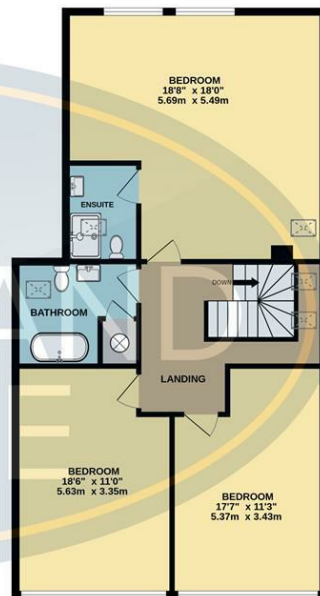
Bathroom



GROUND FLOOR
1655 sq.ft. (153.8 sq.m.) approx.



1ST FLOOR
908 sq.ft. (84.4 sq.m.) approx.



TOTAL FLOOR AREA: 2564 sq.ft. (238.2 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 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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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

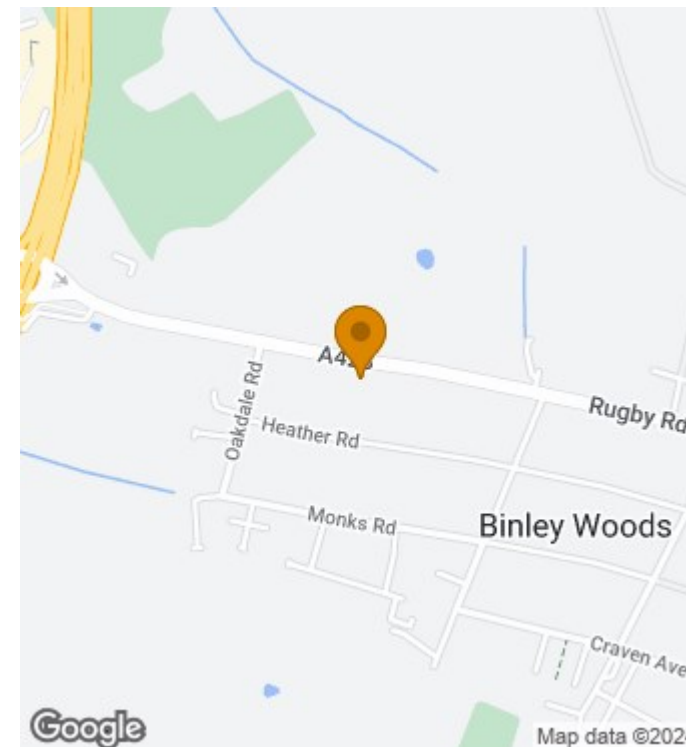
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

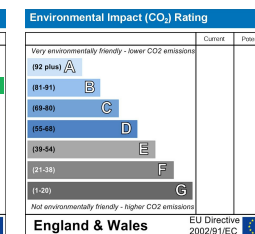
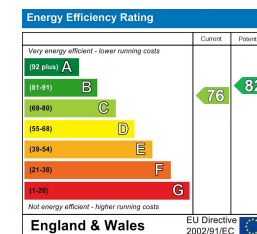
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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