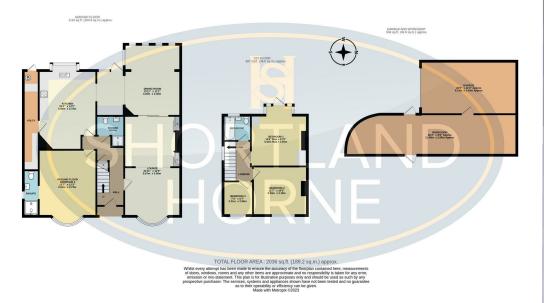
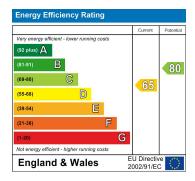
# Floor Plan



# **EPC**



## 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.

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

contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal

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

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

**Shortland Horne Walsgrave Branch** 306 Walsgrave Road, Walsgrave, Coventry CV2 4BL

# Other branches:

Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET 10 Euston Place, Leamington Spa CV32 4LJ

*call*: 02476 442 288 email: sales@shortland-horne.co.uk visit: shortland-horne.co.uk













Clifford Bridge Road

Binley CV3 2DX











£370,000

# Bedrooms 4 Bathrooms 3

Unveiling this impressive and heavy extended four bedroom family home on the coveted Clifford Bridge Road in Binley. This expansive residence, spanning over an impressive 2000 square feet, is poised to be a lucky familiy's dream home. With its enchanting rear garden, this property exudes spaciousness, family-friendly charm, and all the elements ideal for family life. The best part? It's available with no onward chain, ready to embrace a new family in its warm embrace.

The current owners have occupied this property since 2016, infusing it with love and thoughtful enhancements that have transformed it into the delightful haven you see today, including: A dedicated pantry/storage area offers convenience, while a utility room adds functionality. An en-suite has been thoughtfully added to the downstairs bedroom, enhancing the comfort of your family. The dining room has been extended to create an elegant space for family meals, and the garage storage has been extended to ensure everything has its place. Outside, a captivating grilling area awaits, complete with comfortable sofas, a dining table, and a designated spot for a television - a haven for outdoor entertainment and relaxation.

Inside, you'll find a through lounge, a recently decorated dining room, a large pantry/storage area, a spacious kitchen, a utility room, and a modern downstairs shower room. The downstairs double bedroom with its en-suite adds a touch of luxury to the home. Upstairs, two double bedrooms await, with the rear bedroom boasting a private balcony that overlooks the captivating rear garden. An additional single bedroom and a family bathroom complete the upper floor.

But the true jewel of this property is the mesmerising rear garden. It's a sun-kissed space where family bonds are nurtured, amid lush greenery, colourful blooms, trees, and a sense of seclusion. It's a place for hours of relaxation and outdoor enjoyment, creating memories that will last a lifetime. The outdoor space is complete with a generous covered seating area and a substantial workshop/storage unit that links to the detached brick-built garage. In front of the garage, there's ample off-road parking. The garden is encircled by a stunning brick wall, creating a sense of privacy and tranquillity.

Situated in the vicinity of this splendid property, you'll find a range of essential amenities and conveniences that make daily life a breeze. There's a nearby petrol station, ensuring you're always ready for your journeys. The University hospital is within easy reach, offering peace of mind in times of need. Plus, you have a choice of well-known supermarkets, including Tesco, Morrisons, and Lidl, making grocery shopping a straightforward task.

For those who cherish the outdoors, there's a nearby park that's ideal for leisurely strolls and a perfect spot for dog owners to take their furry friends for a walk. The green spaces and fresh air provide a relaxing escape from the hustle and bustle of daily life.

And for families with young children, there's a nearby schools, adding a touch of convenience to your daily routines.

GOOD TO KNOW:
Tenure: Freehold
Vendors Position: No Chain
Parking Arrangements: Garage with parking in-front
Garage Details: Detached brick built with electrics and electric garage door
Garden Direction: West







GROUND FLOOR		Balcony	
Through Lounge	21'11 x 12'	Bedroom 2	11'7 x 10'5
Dining Room	13'11 x 11'2	Bedroom 3	7'3 x 6'7
Kitchen	16'2 x 12'2	Family Bathroom	
Utility Room		OUTSIDE	
Ground Floor Bedroom 4	13'7 x 12'3	Rear Garden	
En-Suite		Workshop	36'4 x 8'8
FIRST FLOOR		Garage	20'5 x 11'3
Bedroom 1	14'6 (max) x 12'	Off-Road Parking	