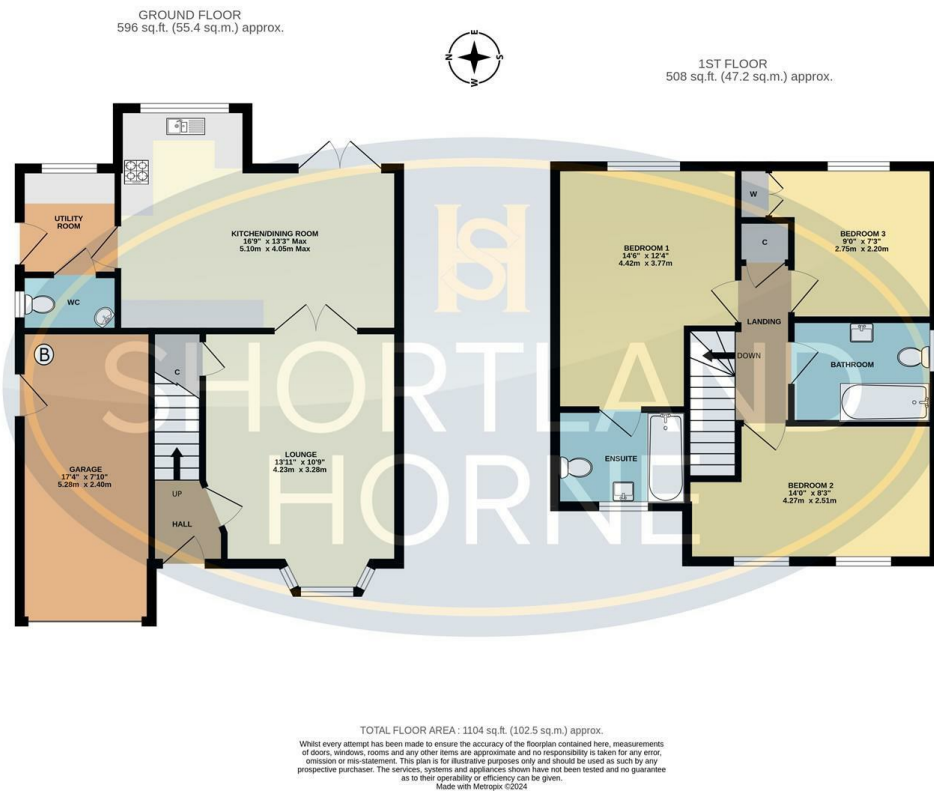


Floor Plan



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

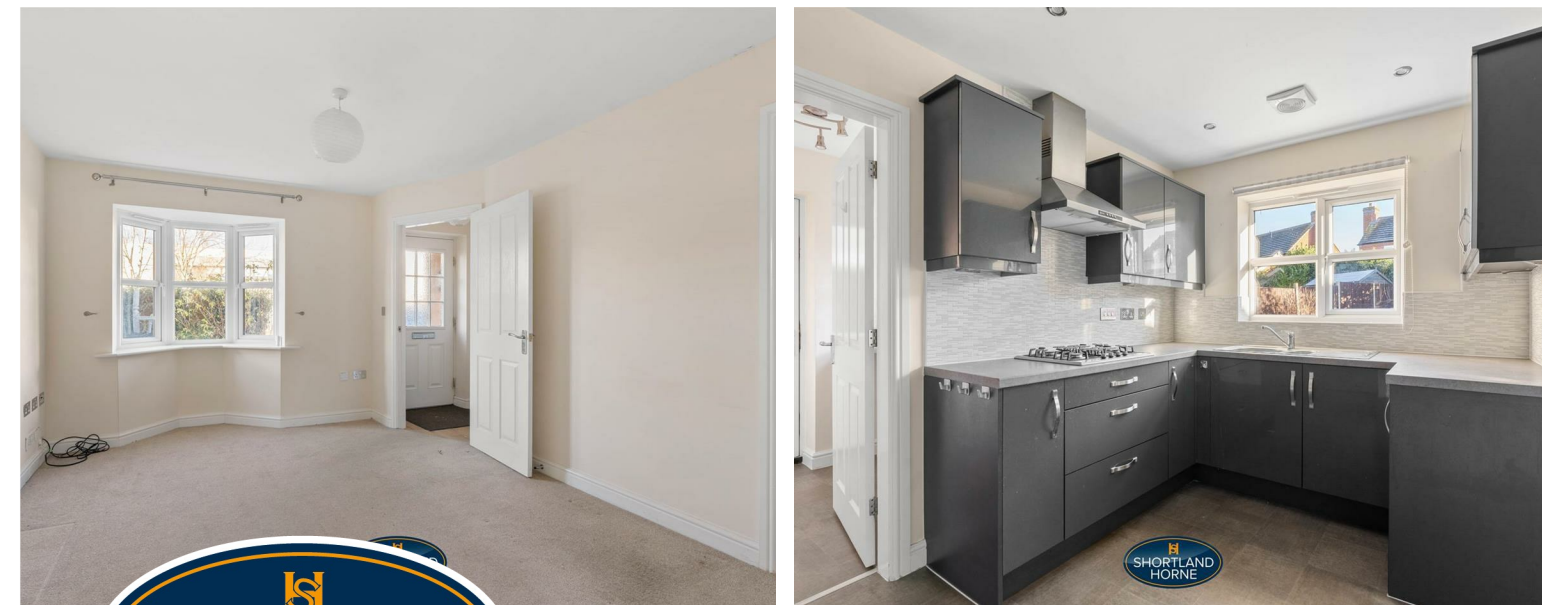
Appliances

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.



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10 Euston Place, Leamington Spa CV32 4LJ

call: 02476 442 288

email: sales@shortland-horne.co.uk

visit: shortland-horne.co.uk

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Brindle Avenue
CV3 1JG



£325,000

**Bedrooms 3
Bathrooms 2**

This delightful detached 3 Bedroom home offers a spacious and airy layout throughout. With a generous garden, two bathrooms & driveway to the front, this home keeps giving and being situated on the ever popular development off Binley Road. This property offers a perfect blend of modern design, efficiency, and tranquillity. First impressions count and once you see this wonderful home, you will definitely be impressed! Better still the property is offered for sale with no onward chain.

Upon entering, you'll be welcomed by a family-friendly layout that's both inviting and practical. The ground floor introduces a welcoming lounge adorned with a large front window that bathes the room in natural light. This space exudes warmth and comfort. From here, you catch a glimpse of the adjoining kitchen/dining room through double doors. Styled with dark cabinets, the kitchen is thoughtfully designed with ample storage and workspace, making every day cooking a pleasure. A breakfast bar serves as a central hub, ideal for sharing breakfast, tackling homework, or engaging in friendly conversations. The built-in appliances enhance the kitchen's functionality. Continuing through, you'll notice a convenient cloakroom and utility.

Head back to the hall and take the stairs which guide you to the three bedrooms and the family bathroom.

The primary bedroom overlooks the front garden and features a generously-sized en-suite with bath tub, basin, and WC. The second double bedroom is situated at the rear of the house and is has two windows and plenty of room for a double bed and furniture. Bedroom 3 offers ample space and is well-suited for the younger members of the family, visiting relatives or could be set up as a home office. All the bedrooms are bathed in light, creating a peaceful atmosphere conducive to restful nights. The lovely family bathroom features a bath, complemented by a glass shower screen and modern wall tiles.

Outside, a patio provides an ideal spot for sun loungers, barbecues, and alfresco dining. The lawn area is perfect for children to play and explore. Ample off-road parking at the front of the property ensures convenience for residents and guests alike.

This splendid home enjoys a prime location, being in close proximity to local schools, the University Hospital, and convenient motorway links. Notably, this residence has been meticulously maintained, ensuring a comfortable and worry-free living experience for its fortunate new owners.

GOOD TO KNOW:
 Tenure: Freehold
 Vendors Position: No Chain
 Parking Arrangements: Driveway & Garage
 Council Tax Band: D
 EPC Rating: B
 Total Area: Approx. 1104 Sq. Ft



GROUND FLOOR

Hall
 Lounge 13'11 x 10'9
 Kitchen/Dining Room 16'9 x 13'3 (max)

FIRST FLOOR

Landing
 Bedroom 1 14'6 x 12'4

En-Suite

Bedroom 2 14' x 8'3
 Bedroom 3 9' x 7'3

Family Bathroom

OUTSIDE

Rear Garden
 Garage 17'4 x 7'10
 Driveway