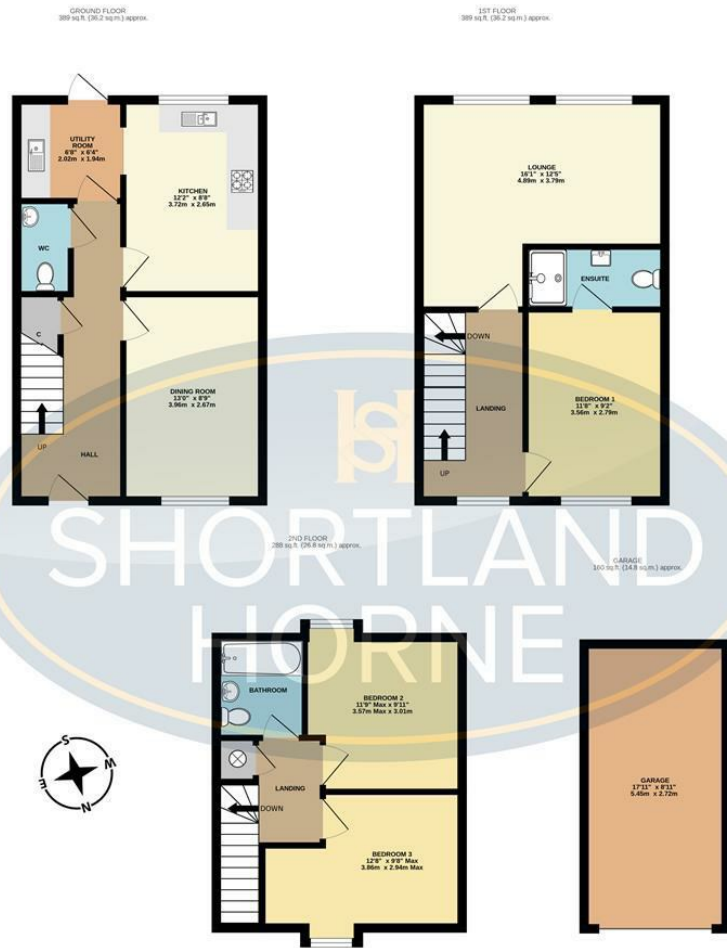


Floor Plan



TOTAL FLOOR AREA: 1226 sq.ft. (113.9 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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EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		78	
(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.

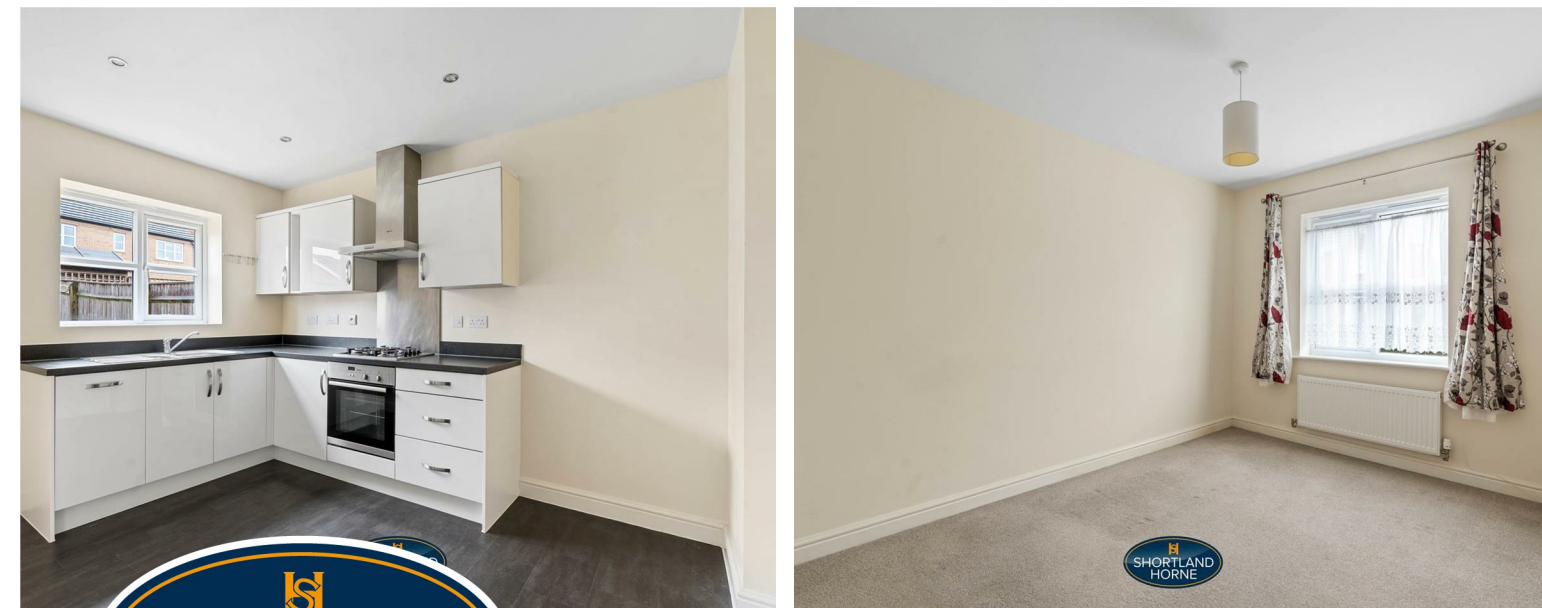
Purchase Procedure
It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

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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Gwendolyn Drive
Binley CV3 1JZ



£275,000

**Bedrooms 3
Bathrooms 2**

Presenting a charming three-bedroom townhouse located in the sought-after development of Copeswood, offered for sale with no onward chain.

Upon entering, you're greeted by an inviting hallway that leads to the dining room and modern fitted kitchen on the ground floor. The kitchen features built-in oven, a 4-ring gas hob, extractor, and plenty of fresh white cabinets, providing ample storage space. Inset spotlights illuminate the area, creating a welcoming atmosphere. Adjacent to the kitchen is a utility room, as well as a convenient downstairs W.C.

Ascending to the first floor, you'll find a bright and airy lounge, flooded with natural light from two windows. The master bedroom, complete with an ensuite bathroom featuring a shower cubicle, is situated alongside the lounge.

On the second floor, you'll discover the remaining two bedrooms, accompanied by a family bathroom fitted with a white suite. The property boasts double glazing, gas central heating, a garage, driveway, and an enclosed south-facing rear garden. The garden, mainly laid to lawn, features a patio area perfect for barbecues and alfresco dining.

Gwendolyn Drive offers contemporary living within a friendly community atmosphere. Residents benefit from excellent road links, convenient access to Warwickshire Shopping Park, schools, a nearby health club, golf course, and the University Hospital, making it an ideal location for modern living.

GOOD TO KNOW:

- Tenure: Freehold
- Vendors Position: No Chain
- Parking Arrangements: Driveway & Garage
- Garden Direction: South
- Council Tax Band: C
- EPC Rating: C
- Total Area: Approx. 1226 Sq. Ft



GROUND FLOOR

Kitchen	12'2 x 8'8
Dining Room	13' x 8'9
Utility Room	6'8 x 6'4
WC	

FIRST FLOOR

Lounge	16'1 x 12'5
Bedroom 1	11'8 x 9'2
En-Suite	

SECOND FLOOR

Bedroom 2	11'9 (max) x 9'11
Bedroom 3	12'8 x 9'8 (max)

Bathroom

OUTSIDE

Rear Garden	
Single Garage	17'11 x 8'11
Driveway	