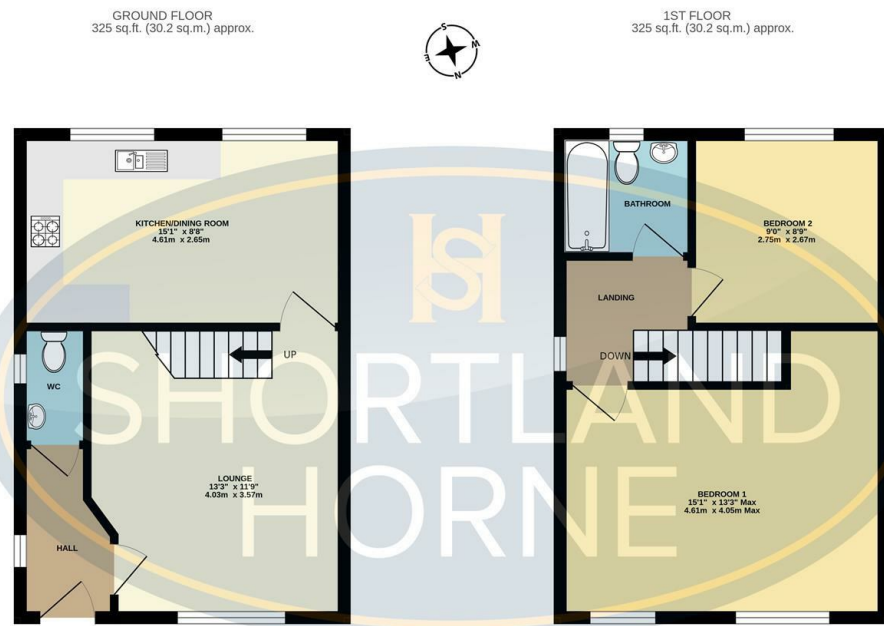


Floor Plan



TOTAL FLOOR AREA: 649 sq.ft. (60.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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.
 Made with Metriplex (2024)

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		79	
(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.

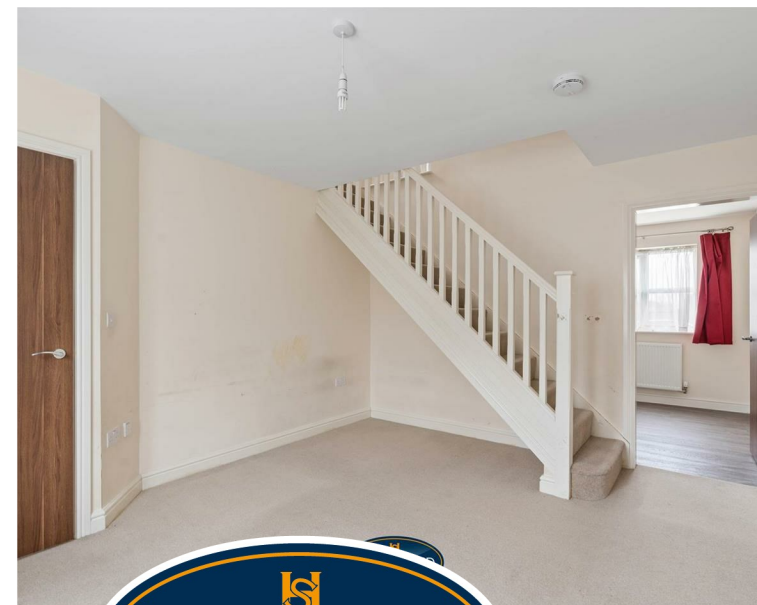
Appliances

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.



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

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Gwendolyn Drive
Binley CV3 1JZ



£175,000 Offers Over

**Bedrooms 2
Bathrooms 2**

Introducing this contemporary, energy-efficient two-bedroom residence situated in the sought-after Binley locality, nestled within this highly sought-after development. This property is perfect for first-time buyers or professionals in pursuit of modern living. What's more, the property is available for sale with no onward chain.

Upon entry, you're greeted by a welcoming hallway leading to the lounge, featuring an open staircase that enhances the sense of space. The stylish fitted kitchen boasts mid-level and high-level units, complemented by a fitted mid-level oven, gas hob with extractor fan, and additional spaces for a washing machine and fridge freezer. The kitchen also serves as a dining area, providing a flexible space for meals and socializing.

Upstairs, two double bedrooms await, alongside a family bathroom equipped with a white suite and a shower over the bath, offering convenience and relaxation.

Externally, the property includes a small lawn and private hedge at the front, while the rear features a car park with an allocated parking space, ensuring accessibility and functionality.

Positioned just off Allard Way and in close proximity to Binley Road, this property enjoys proximity to superb amenities, including multiple road links facilitating easy access in and around the city.

This charming two-bedroom end-terrace residence combines contemporary amenities with energy efficiency, making it an excellent option for those seeking modern living in a popular residential locale.

GOOD TO KNOW:
 Tenure: Leasehold
 Vendors Position: No Chain
 Parking Arrangements: one allocated parking space
 Council Tax Band: B
 EPC Rating: C
 Total Area: Approx. 649 Sq. Ft
 Lease Term: 150 years (15122016)
 Lease Remaining: 140 years
 Annual Ground Rent: £350 p/a
 Annual Service Charge: £241.50 per half year

PLEASE NOTE THAT LEASE DETAILS ARE FOR GUIDANCE PURPOSES ONLY AND WE WOULD RESPECTFULLY REQUEST THAT YOU SEEK CLARIFICATION OF THE EXACT TERMS OF THE LEASE & CHARGES VIA YOUR SOLICITOR



GROUND FLOOR

Hall
 Lounge 13'3 x 11'9
 Kitchen/Dining Room 15'1 x 8'8

FIRST FLOOR

Landing
 Bedroom 1 15'1 x 13'3 (max)

Bedroom 2 9' x 8'9
 Bathroom
OUTSIDE
 Front Lawn
 1x Allocated Parking Space