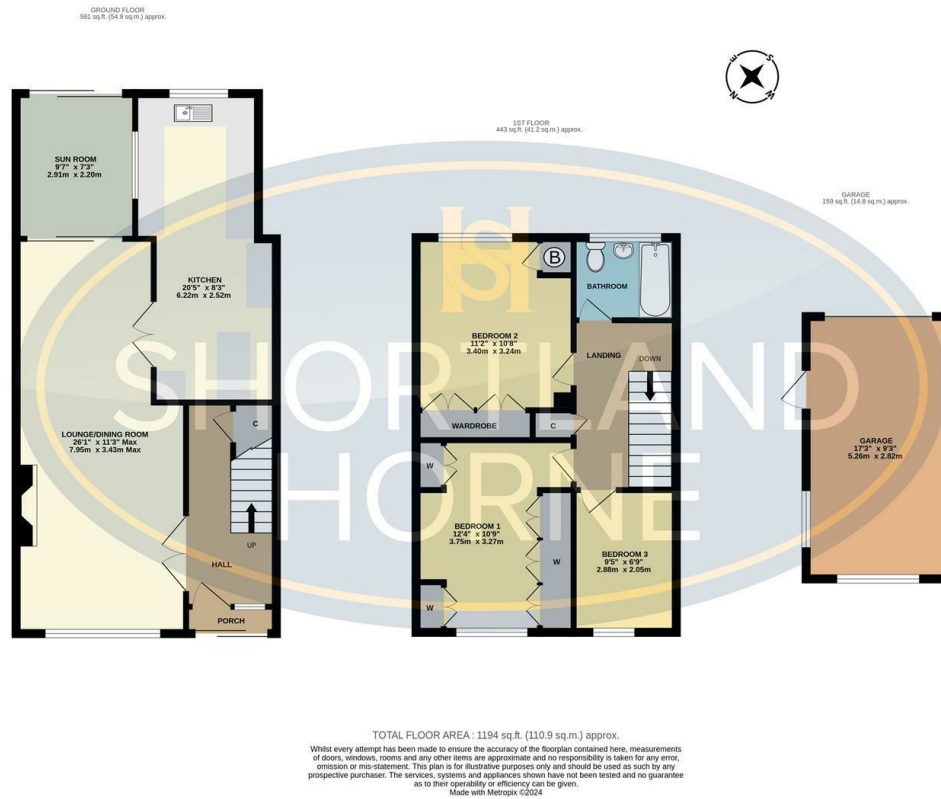


Floor Plan



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		71	
(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

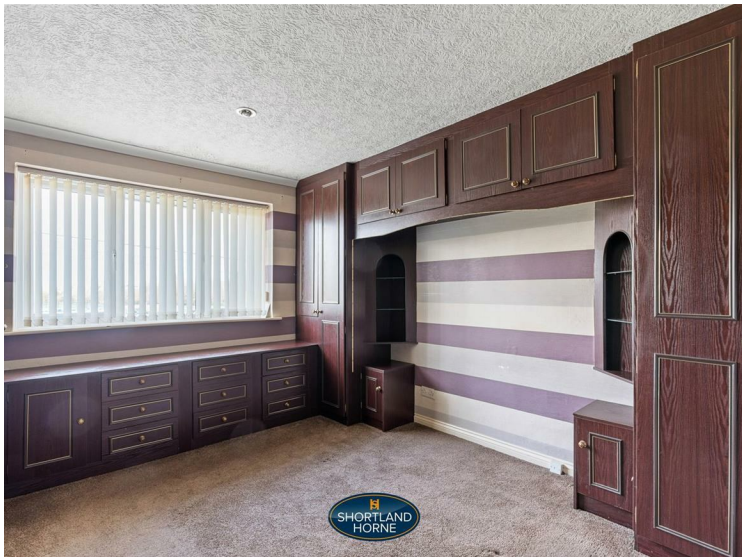
call: 02476 442 288
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

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SHORTLAND HORNE

follow us  

Princethorpe Way
Binley CV3 2GB



£220,000 Offers Over | Bedrooms 3 Bathrooms 1

Welcome to this lovely and bright three-bedroom home, a place where warmth and comfort intertwine. Offering a homely feel and presented in move-in condition, this property is a canvas waiting for your personal touch. With no onward chain, the possibilities are endless for you to make it your own. With off-road parking to the rear and a garage, this home offers convenience and practicality. The open plan kitchen dining room, along with a sunroom, adds to the appeal, making it perfect for modern living.

Convenience and practicality define this home, with off-road parking to the rear and a garage providing ample space for your vehicles and storage needs. The open plan kitchen, dining room, coupled with a sunroom, enhances the appeal of this residence, perfectly suited for contemporary living.

Upon arrival, a split-level paved front garden leads you to the entrance hallway, The hallway is spacious, providing the perfect space to kick off your shoes and get ready to unwind after a long day.

The generously proportioned living room is bathed in natural light streaming through a large bay window, creating a cheerful and airy ambiance. Offering ample space for comfortable seating and versatile usage, it seamlessly transitions into the sunroom—a peaceful spot to relax and enjoy the outdoors.

Arched double doors beckon you into the kitchen, boasting oak shaker-style cabinets and integrated appliances, including an oven and gas hob. With a breakfast bar and room for additional appliances, this kitchen inspires culinary creativity and efficiency.

Upstairs, the first-floor landing leads to three bedrooms and a family bathroom. Bedroom one features fitted wardrobes, while bedroom two also has wardrobe and storage cupboard. Bedroom three offers versatility as a bedroom or home office.

The re-fitted family bathroom invites relaxation with its white three-piece suite and obscured window, providing the perfect setting for unwinding with candles and a glass of wine.

Outside, the rear garden features a block-paved seating area on split levels, with double gates offering rear access. The garden is ideal for alfresco dining and someone looking for a cosy space with no maintenance required. The garage, complete with an up-and-over door and full power, provides ample storage space or parking for a car.

Conveniently located near amenities and green spaces, this property is ideal for families. With multiple bus routes, easy access to the M6 & M69, and proximity to the University Hospital and Warwickshire Retail Park, accessibility and convenience define this charming residence.

GOOD TO KNOW:

- Tenure: Freehold
- Vendors Position: No Chain
- Parking Arrangements: Street Parking and rear parking space
- Garage Details: Single Garage at the rear
- Garden Direction: South



GROUND FLOOR

Porch	
Hall	
Lounge/Dining Room	26'1 x 11'3 (max)
Kitchen	20'5 x 8'3
Sun Room	9'7 x 7'3

FIRST FLOOR

Landing

Bedroom 1	12'4 x 10'9
Bedroom 2	11'2 x 10'8
Bedroom 3	9'5 x 6'9
Bathroom	
OUTSIDE	
Garage	17'3 x 9'3

Rear Garden
Front Garden