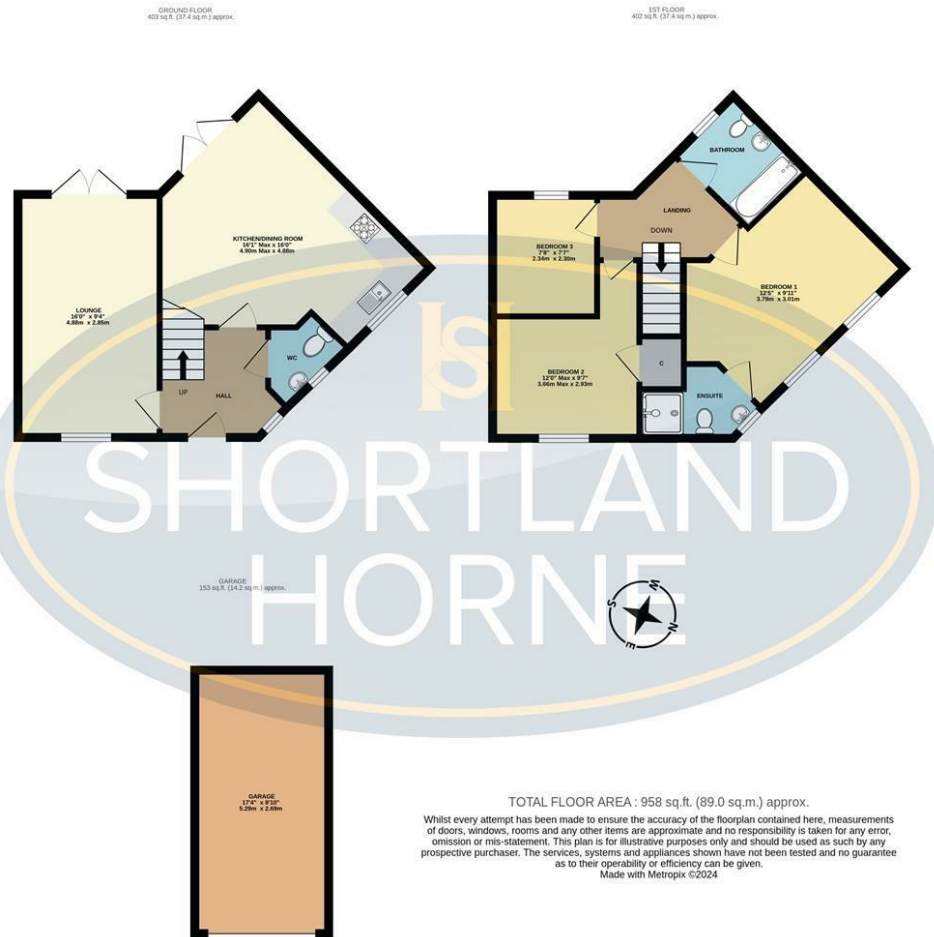


Floor Plan



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		76	
(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

follow us  

SHORTLAND HORNE

follow us  

Border Court
Stoke Village CV3 1NL



£280,000

Bedrooms 3
Bathrooms 2

Welcome to your charming haven! Situated in a serene and peaceful location away from the main road, this beautiful home is nestled within the beloved development. The interiors are bathed in natural light, creating a serene and tranquil ambiance, while the private garden offers a delightful sanctuary to bask in the sunshine. What a wonderful place to call home!

As you step into the welcoming and airy central hall, you're greeted by a sense of space and light that sets the tone for the entire ground floor. Kick off your shoes and make your way to the inviting living room, where crisp decor and ample natural light from the French doors and bay window create a bright and inviting atmosphere. Relax on the sofa and unwind while dinner is prepared in the adjacent open-plan kitchen-diner.

The kitchen/dining room is a source of joy, spanning the entire length of the home and flooded with light from windows at both ends. Every detail has been carefully considered to create a modern living space that is both functional and stylish. The kitchen features plenty of worktop space, ample cabinets, and integrated appliances, making meal preparation a breeze. Step from the dining area through the French doors onto the southerly facing patio, perfect for summer barbecues and outdoor dining.

Back in the hallway, take a glance at the cloakroom before ascending the staircase to the first floor landing, which provides access to three generously sized bedrooms, all adorned with natural light and tasteful decor. The primary bedroom boasts ample space for a large bed and wardrobes, and an en-suite shower room, while the additional bedrooms offer plenty of room for double beds and furnishings. The family bathroom features a sleek white 3-piece suite with chrome fixtures.

Outside, the south facing garden is beautifully blocked paved, ideal for alfresco dining, entertaining and boasts mature borders to enjoy. The property also benefits from a private driveway which leads to the garage.

Border Court combines contemporary living with a welcoming community atmosphere. Convenient accessibility is afforded to prominent establishments such as Jaguar Land Rover, Coventry University, University Hospital, and key roadlinks (A45, A46, M1, M6 & M69). A plethora of amenities including retail facilities, fitness centres, a golf course, and an array of reputable schools such as Whitley Abbey, Blue Coats & Gosford Park, along with proximity to the city centre, further enhance the appeal of this location.

GOOD TO KNOW:
Tenure: Freehold
Vendors Position: Looking for a property
Parking Arrangements: Garage & Driveway



GROUND FLOOR

WC
Hallway
Lounge 16' x 9'4"
Kitchen/Dining Room 16'1 (max) x 16'

FIRST FLOOR

Bedroom 1 12'5 x 9'11
En-Suite

Bedroom 2 12' (max) x 9'7"
Bedroom 3 7'8 x 7'7"
Family Bathroom
OUTSIDE
Garage 17'4 x 8'10
Rear Garden
Driveway