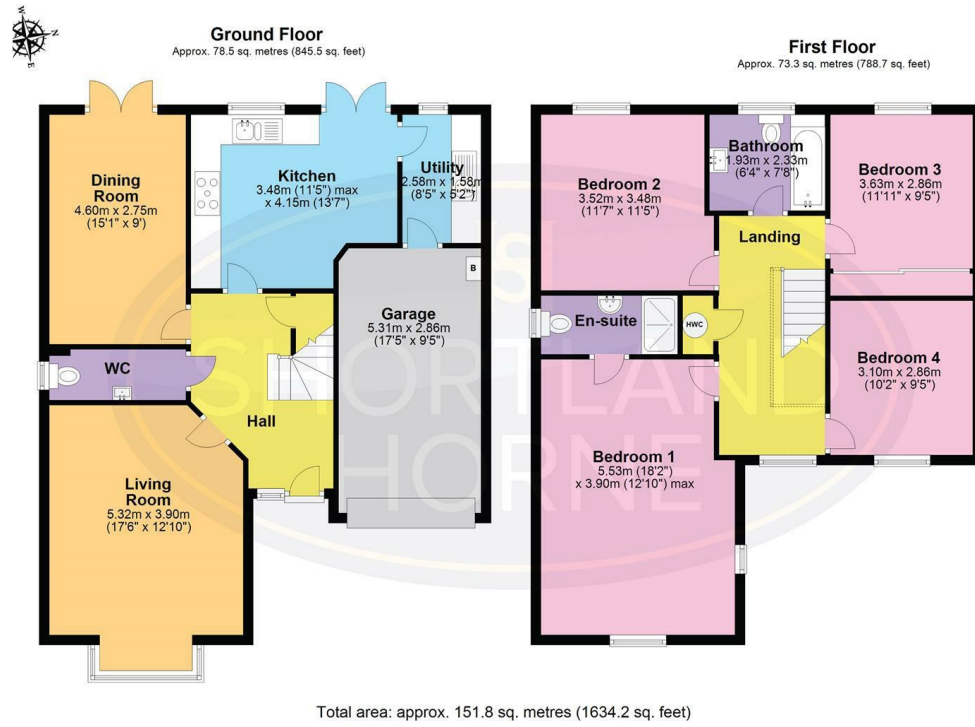


Floor Plan



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	92
(81-91) B			
(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
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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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Weir Way
Binley CV3 1QL



£500,000 Offers Over

**Bedrooms 4
Bathrooms 2**

PRICE AMENDED! THE SELLERS ARE VERY KEEN TO AGREE A SALE IMMINENTLY, MAKING THIS AN OPPORTUNITY NOT TO BE MISSED !!

A fabulous contemporary detached executive residence built to a high specification and very well looked after. This property is as attractive on the outside as it is stylish on the inside.

Built in 2017 by Morris Homes to the "Sutton" specification, this home brings together traditional charm and an impressive amount of space to create a delightful family home with kerb appeal. This perfectly situated, east facing property is set over two floors, boasting two reception rooms, a modern kitchen, cloakroom along with four double bedrooms, two bathrooms and an integral garage.

Upon entering the home, you are greeted by an impressive entrance hallway with Amtico flooring, providing the ideal space to welcome guests.

The spacious living room provides generous living area and is complimented with a feature bay window bathed in natural sunlight with access to a sectioned off gas fireplace.

A generous formal dining room sits adjacent to the lounge with attractive French doors leading into the garden. The welcoming upgraded kitchen is fitted with extensive shaker style cupboards and Neff appliances, including an integrated dishwasher, 5-ring gas hob and extractor hood, double electric oven with space for a 4-seater breakfast table and further French doors opening into the rear garden. Located off the kitchen is the utility room with secure access to the garage.

To the first floor is a gallery landing boasting access to four fantastic double bedrooms three of which offer high spec beautiful built in wardrobes. The master bedroom is fantastically proportioned with a rare vaulted ceiling, feature arch cathedral window allowing generous amount of sunlight and an en-suite shower room. The further three bedrooms are no less impressive with plenty of room for double beds and furniture. The family bathroom is smartly designed with Villeroy & Boch sanitaryware, Porcelanosa tiles and chrome fixtures including full height towel radiators and shower over bath.

Outside, the property enjoys a good-sized private garden which is mainly laid to lawn with patio area and side access to the front of the property. There is a further front garden and driveway which provides adequate off-road parking just in front of the garage.

Viewing is a must to appreciate the luxury feel that this spacious family property has to offer.

FEATURES/EXTRAS:

- Tenure: Freehold
- Parking Arrangements: Driveway & Garage
- NHBC Warranty: 3 Years remaining



GROUND FLOOR

Living Room	17'6 x 12'10
Dining Room	15'1 x 9'
Kitchen	13'7 x 11'5 (max)
Utility	8'5 x 5'2
W.C.	

FIRST FLOOR

Bedroom One	18'2 x 12'10 (max)
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En-Suite

Bedroom Two	11'7 x 11'5
Bedroom Three	11'11 x 9'5
Bedroom Four	10'2 x 9'5
Family Bathroom	7'8 x 6'4
OUTSIDE	
Garage	17'5 x 9'5
Rear Garden	
Driveway	