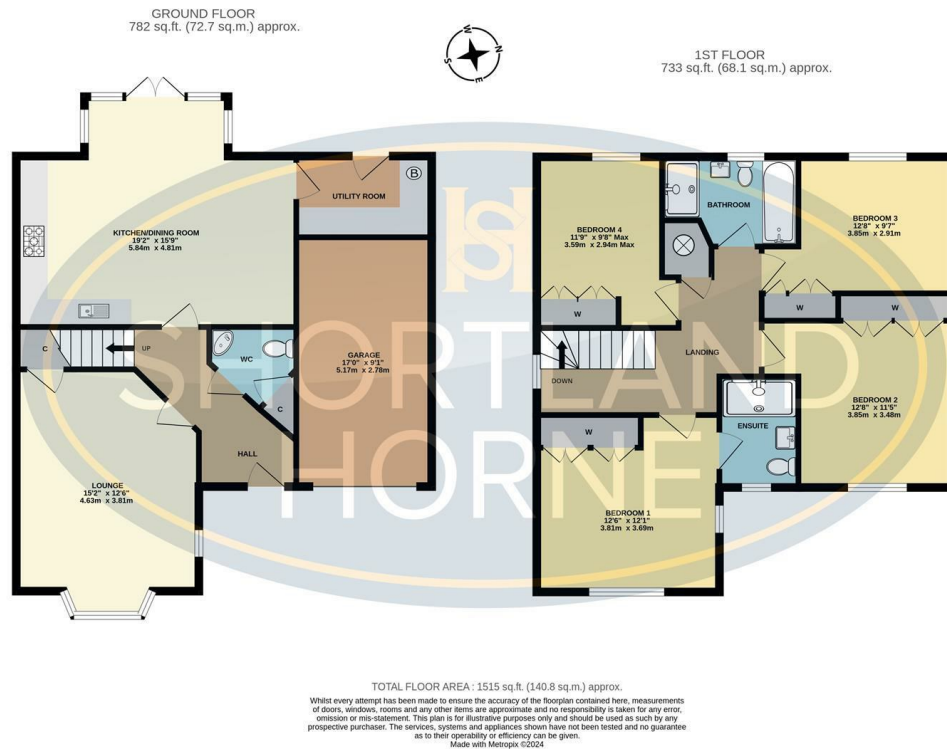


## Floor Plan



## EPC

| Energy Efficiency Rating                    |  | Current      | Potential |
|---|--|--------------|-----------|
| Very energy efficient - lower running costs |  |              |           |
| (92 plus) <b>A</b>                          |  |              | 88        |
| (81-91) <b>B</b>                            |  | 78           |           |
| (69-80) <b>C</b>                            |  |              |           |
| (55-68) <b>D</b>                            |  |              |           |
| (39-54) <b>E</b>                            |  |              |           |
| (21-38) <b>F</b>                            |  |              |           |
| (1-20) <b>G</b>                             |  |              |           |
| Not energy efficient - higher running costs |  |              |           |
| <b>England &amp; Wales</b>                  |  | 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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**call:** 02476 442 288

**email:** sales@shortland-horne.co.uk

**visit:** shortland-horne.co.uk

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**Phoebe Close**  
**Binley CV3 1LJ**





# £480,000 Offers Over | Bedrooms 4 Bathrooms 2

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.

Constructed in 2014, this 'David Wilson' home is nestled within a delightful, peaceful development, offering a sense of seclusion with open greenery to the front. Seamlessly blending traditional charm with abundant space, this home presents an inviting haven for families, boasting curb appeal that catches the eye. This property spans over 1,500 sq. ft. and includes: lounge, a modern kitchen/dining room, cloakroom/WC, four double bedrooms, two bathrooms, and an integral garage.

Upon entering, guests are greeted by an impressive entrance hallway, creating an ideal space for welcoming visitors.

The spacious living room provides ample living space with plush carpet and is enhanced by a feature bay window that floods the room with natural light. Adjacent to the lounge, a generous kitchen/dining room boasts attractive French doors leading to the garden. The sleek kitchen is fitted with extensive white shaker-style cupboards and integrated appliances, including a dishwasher, 5-ring gas hob, extractor hood, and double electric oven. There is ample space for a 4-seater breakfast table and sofa, with additional French doors opening onto the rear garden. The utility room, located off the kitchen, offers secure access to the garden.

Ascending to the first floor, a large landing provides access to four fantastic double bedrooms, all equipped with built-in wardrobes. The master bedroom is impressively proportioned, accommodating a super king-size bed and featuring an en-suite shower room. The remaining three bedrooms are equally spacious, offering ample room for double beds and furniture. The family bathroom is thoughtfully designed, featuring both a bathtub and separate shower cubicle, chrome fixtures including full-height towel radiators, and a shower over the bath.

Externally, the property boasts a generously sized private west-facing garden, predominantly laid to lawn with a patio area and side access to the front of the property. Established trees offer privacy, while a raised deck houses the summer house, perfect for entertaining during the warmer months. Additionally, there is a front garden and driveway providing ample off-road parking directly in front of the garage.

Phoebe Close pairs contemporary living with a friendly community vibe. This is a setting of great road links to get you around and about the city, a good range of shops including Warwickshire Shopping Park, schools, nearby health club, golf course and close to the University Hospital.

**GOOD TO KNOW:**  
 Tenure: Freehold  
 Vendors Position: Looking for a property to buy  
 Parking Arrangements: Driveway  
 Garden Direction: West  
 Council Tax Band: E  
 EPC Rating: C  
 Total Area: Approx. 1515 Sq. Ft



|                     |             |                 |                  |
|---------------------|-------------|-----------------|------------------|
| <b>GROUND FLOOR</b> |             | <b>En-Suite</b> |                  |
| Hallway             |             | Bedroom 2       | 12'8 x 11'5      |
| WC                  |             | Bedroom 3       | 12'8 x 9'7       |
| Lounge              | 15'2 x 12'6 | Bedroom 4       | 11'9 x 9'8 (max) |
| Kitchen/Dining Room | 19'2 x 15'9 | Family Bathroom |                  |
| Utility             |             | <b>OUTSIDE</b>  |                  |
| <b>FIRST FLOOR</b>  |             | Garage          | 17' x 9'1        |
| Landing             |             | Rear Garden     |                  |
| Bedroom 1           | 12'6 x 12'1 | Driveway        |                  |