

Floor Plan



TOTAL FLOOR AREA: 1031 sq. ft. (95.7 sq.m.) approx.
 While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only by prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
 Made with Ventropic 03024

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		62	
(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.



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Fairmile Close
Binley CV3 2PS



£275,000 | Bedrooms 3 Bathrooms 1

Step inside to discover a spacious L-shaped lounge that's perfect for socialising, lounging with family, or even setting up your home office amidst the comfort of your living space. The lounge seamlessly flows into the rear garden through sliding patio doors, inviting the outdoors in and creating a delightful indoor-outdoor living experience.

The recently refurbished kitchen is ideal for the keen home cook, featuring upgraded cupboards, sleek worktops, and built-in appliances including a double oven/grill and ceramic hob. Whether you're preparing a family feast or experimenting with new recipes, this kitchen is sure to inspire your culinary adventures.

Upstairs, the home continues to impress with two double bedrooms, a generously sized single bedroom, and a refurbished bathroom boasting a luxurious walk-in shower. The main bedroom is a haven of storage with fitted over bed cupboards, three single wardrobes, and a double wardrobe, ensuring you have ample space for your wardrobe essentials.

Nestled on a peaceful road surrounded by lush greenery and the River Sowe, Fairmile Close embodies modern charm and style. This extended three-bedroom family home welcomes you with a charming porch, setting the stage for a home that's as inviting as it is stylish.



GROUND FLOOR

Porch
Lounge/Dining Room

FIRST FLOOR

Landing
Bedroom 1

Bedroom 2

Bedroom 3
Shower Room

OUTSIDE

Integral Garage
Rear Garden
Driveway