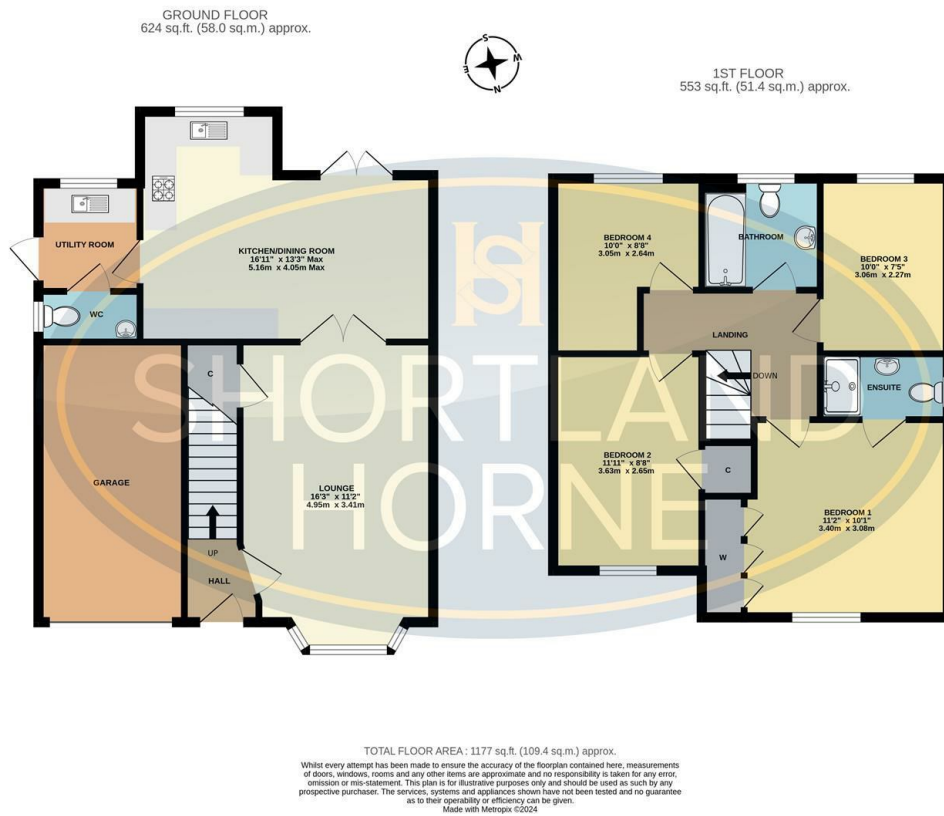


## Floor Plan



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		93
(81-91)	B	83	
(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

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**Joseph Levy Walk**  
**Binley CV3 1QH**



**£365,000**

**Bedrooms 4  
Bathrooms 2**

Welcome to this delightful four-bedroom detached house nestled in the tranquil Binley development in Coventry. This recently constructed property offers a harmonious blend of contemporary living and comfort.

Upon entry, you'll be greeted by a neutrally decorated and light-filled reception room, perfect for hosting guests or enjoying quality family time. The house comprises four generously sized bedrooms, ideal for accommodating a growing family or creating a dedicated home office space.

The lounge is bright and airy with double doors that open to the fabulous kitchen/dining room. The kitchen/dining room is complemented by a superb range of modern shaker style cabinets, and a range of integrated appliances including an oven, hob, extractor fan, fridge/freezer, and dishwasher. Additionally, the property includes a utility room and downstairs w.c., completing the ground floor accommodation.

To the first floor, you will find three double bedrooms, along with a very generous fourth bedroom. The master bedroom boasts a beautiful en-suite facility and fitted wardrobes, adding convenience and luxury. This space is particularly noteworthy with its cathedral window and lofty ceiling, adding character and a sense of spaciousness to the room. Bedroom 2 also comes with a built-in cupboard, providing ample storage space. You'll just love the family bathroom, designed with modern fixtures and fittings for your comfort.

Parking is hassle-free with a driveway accommodating two vehicles, ensuring convenience and accessibility. There is also an integral garage, ideal for storing all your garden tools and other bits and bobs. Step outside to discover a charming rear garden, providing a peaceful retreat for relaxation or hosting summer gatherings with loved ones.

Joseph Levy Walk pairs contemporary living with a friendly community vibe. This area boasts excellent road links to get you around the city, a good range of shops including Warwickshire Shopping Park, nearby schools, health club, golf course, and close proximity to the University Hospital.

The property is offered for sale with No Chain, providing an opportunity for new owners to move in seamlessly and start making lasting memories. Contact us today to schedule a viewing and experience the allure of Joseph Levy Walk firsthand.

**GOOD TO KNOW:**  
 Tenure: Freehold  
 Vendors Position: No Chain  
 Parking Arrangements: Driveway & Garage  
 Garden Direction: South  
 Council Tax Band: D  
 EPC Rating: B  
 Total Area: Approx. 1177 Sq. Ft



<b>GROUND FLOOR</b>		<b>En-Suite</b>	
Hall		Bedroom 2	11'11 x 8'8
Lounge	16'3 x 11'2	Bedroom 3	10' x 7'5
Kitchen/Dining Room	16'11 x 13'3 (max)	Bedroom 4	10' x 8'8
Utility Room		Family Bathroom	
WC		<b>OUTSIDE</b>	
<b>FIRST FLOOR</b>		Integral Garage	
Landing		Rear Garden	
Bedroom 1	11'2 x 10'1	Driveway	