

Floor Plan



TOTAL FLOOR AREA: 1718 sq.ft. (159.6 sq.m.) approx.
Whilst 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, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix G2024

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	80
(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  



follow us  

Heather Road
Binley Woods CV3 2DB



£490,000 Offers Over

Bedrooms 5 Bathrooms 2

Discover the epitome of modern living in this extensively extended five-bedroom gem nestled within the sought-after and pretty village of Binley Woods. Offered for sale with no onward chain, this home will thrill house hunters who appreciate contemporary design, desire that feeling of 'home' and crave space and privacy.

Extending over 1700 sq. ft and situated on one of the widest plots on the road, this property ticks every box for even the most particular of families, boasting a natural flow and a garden setting that complements the beauty of the surrounding mature trees. From the moment you step through the front door, you are greeted by a sense of light and space that makes you instantly feel at home.

The driveway offers ample parking for four cars and includes an integral garage. Additionally, there is an electric caravan/campervan charging point fitted to the exterior of the house and new fencing on both sides. The welcoming hallway, adorned with muted tones, evokes an immediate feeling of warmth.

The gloriously spacious living area is peaceful and features a large window, bathing the room in natural daylight. The adjacent dining room provides plenty of space for a large table, making it ideal for holidays and celebrations. Beyond the dining room, the sun lounge, formerly a conservatory, now boasts an insulated tiled roof, allowing you to enjoy this bright space all year round. Swing open the French doors to create the indoor/outdoor lifestyle that we all crave.

The fabulous kitchen is light and bright, designed to make you feel happy. It features a 5-ring gas hob, double ovens, and abundant storage within the easy-to-clean cabinetry. A sink positioned under the window allows you to wash up while watching the kids play. A breakfast bar is perfect for quick snacks, and the space is complete with a light tiled floor, inset spotlights, and two skylights. Off the kitchen is the utility room, providing internal access to the garage.

Return to the hallway, glance at the convenient WC, and take the carpeted stairs to the first floor. Here, you'll find four generously proportioned bedrooms and a family bathroom. Three of the bedrooms are double rooms, with two featuring fitted wardrobes. The smallest room on this floor is ideal as a study. The pristine family bathroom includes a bathtub with a shower over, a floating wash basin, a WC, and a heated towel rail.

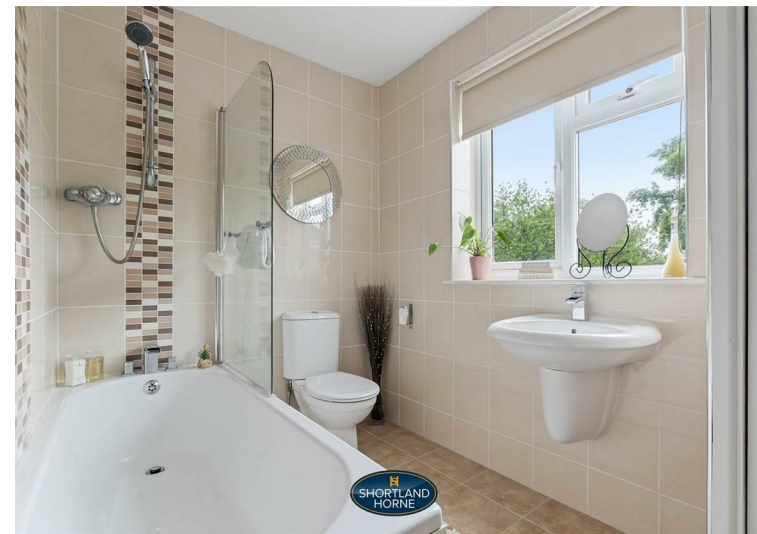
Continuing up to the second floor, you'll discover the fabulous loft bedroom complete with two skylights, an en-suite bathroom, and built-in eaves storage, providing a private retreat within the home.

Outside, the recently landscaped south-facing garden offers the WOW! factor. The rear garden features plenty of easy to maintain artificial grass, a decorative sandstone path, and a feature circle. A raised dining/relaxing gazebo area with Freesat TV point, log burner, and double socket electrical supply can be enjoyed even during colder and rainy periods. There is also a large sandstone patio area measuring approximately 9 x 7 metres, an external double socket, and an external garden water point.

This beautiful home, with its blend of modern design and spaciousness, is perfect for those seeking a peaceful yet contemporary lifestyle in Binley Woods.

GOOD TO KNOW:

- Tenure: Freehold
- Vendors Position: No Chain
- Parking Arrangements: Driveway for 4 cars
- Garden Direction:



GROUND FLOOR

- Porch
- Hallway
- Lounge/Dining Room 28'11 x 9'11
- Sun Lounge 12'6 x 10'6
- Kitchen 17'4 x 11'4
- Utility
- WC
- Access to Garage

FIRST FLOOR

- Bedroom 2 11'10 inc w/d x 11'7
- Bedroom 3 11'6 x 10'
- Bedroom 4 20'3 x 6'8

SECOND FLOOR

- Master Bedroom 15'6 x 14'4
- En-Suite
- OUTSIDE
- Garage
- Rear Garden
- Driveway